

Table 27
Residential Land Use Designation – Allowable Density

Land Use Designation	Density Permitted (du/gross acre)	Income Category
Rural (R)	Less than 1.0	Above Moderate
Suburban (S)	1.0	Above Moderate
Suburban Medium (SM)	2.0	Moderate
Suburban Residential (SR)	3.5	Moderate
Community Commercial (CC)	Up to 8.0	Lower
Urban Residential (UR)	Up to 10.0	Moderate
Residential Multifamily (RM)	Up to 15.0	Lower
Town Center (TC)	Up to 17.0	Lower
Neighborhood Center (NC)	Up to 21.0	Lower

Source: City of Rio Dell

ZONING TO ACCOMMODATE THE DEVELOPMENT OF HOUSING AFFORDABLE TO LOWER-INCOME HOUSEHOLDS

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the City of Rio Dell is 15 dwelling units per acre. Per Government Code Section 65583.2(c)(3)(B), the City's zoning is consistent with the standard of 15 dwelling units per acre for suburban jurisdictions and is therefore considered appropriate to accommodate housing for lower-income households.

Based on a conversation with a local affordable housing developer, 12 units per acre was the density of their most recent affordable housing project in the city. They considered this density appropriate for the development of affordable housing in the area, as residents preferred to have more space than they would in a more dense form of housing.

Currently, the RM (residential multifamily) allows up to 15 units per acre and allows multifamily development without a use permit. There are not currently any parcels zoned RM in the City. The City does allow for the development of apartments above commercial spaces, without a use permit, which has the potential to create affordable housing in the Community Commercial (CC), Town Center (TC), and Neighborhood Center (NC) zones.

The City also believes that the Urban Residential (UR) zoning district, which allows for up to 10 units per acre, is appropriate and would be available for additional capacity to meet the City's lower-income housing need, if needed. For the purpose of this analysis, the City is not relying on the UR zoning district to meet the lower income RHNA. The UR sites inventoried are larger than an acre in size and could easily support larger developments.

In addition, development permitting fees in the City tend to be significantly less than surrounding urban areas. This includes construction permitting fees as well as costs associated with securing other necessary entitlements. In an interview with a local affordable developer who recently constructed an affordable housing development in the area, they confirmed that not only were permitting and impact fees not a barrier to affordable development, but they were markedly lower than any other jurisdiction the developer worked in.

ACCESSORY DWELLING UNIT CAPACITY

In an effort to project out Accessory Dwelling Units (ADUs) to accommodate a portion of the City's lower income RHNA, the City estimated that five ADUs will be built annually during the planning period. This estimate is based on past trends (an average of 2 ADUs per year for 2017 and 2018) and the relaxed requirements in state law. . The City believes that most likely more than five applications will be received annually throughout the planning period.

The City does not track rental prices for ADU; however, to show affordability for these types of units, the City relied on predicted rents for recently constructed rental as a proxy for ADU rental rates. According to consultation with the owners of recently constructed rental properties, the expected rent is between \$1,050 and \$1,100. As shown in Table 19, low-income households can afford a monthly rental cost of \$1,398 without being cost burdened. Comparing the rental rates with the affordability of low-income households, shows that ADUs are appropriate to credit toward the City's lower-income RHNA.

Assuming the City approves five ADUs per year over the eight-year planning period, the City can assume an ADU capacity of 40 units. It is estimated that at least 75 percent of ADUs will be affordable to lower-income households and the remaining 25 percent would be affordable to moderate- income households.

COMPLETED PROJECTS

The River Bluff Cottages is a 26-unit affordable housing complex that include studios, one and two-bedroom apartments. Rents are affordable and deed restricted to very low- income households, with one manager unit.

Amenities include on-site management, a large community dining, kitchen, recreation, and computer room. Onsite resident service coordinator and coin-op laundry facilities. Water, sewer and gas is paid by the owner. This project was completed in March 2020 and is being used to accommodate a portion of the City's RHNA as shown in Table 28.

SITES INVENTORY

Table 28 compares the City of Rio Dell's RHNA to the site inventory capacity. Based on the River Bluff Cottages, and the current sites capacity, the City has a surplus of 61 units available to lower-income households (including extremely low-, very low-, and low-), 25 units available to moderate-income households.

Table 29 provides the characteristics of the available sites for the development of single-family homes and multifamily units, and Figure 1, Vacant Sites Inventory, shows the location of each site.

Table 28
Comparison of the Regional Housing Need and Residential Sites Capacity

Income Group	Fifth and Sixth Cycle RHNA	Approved Project Capacity	Remaining RHNA	Site Inventory Capacity	Projected ADU Capacity	RHNA Surplus
Very Low	20	25	7	38	30	61
Low	12					
Moderate	13		13	28	10	25
Above Moderate	37	1	36	22	--	0*
Total	82	26	56	88	40	72

Source: City of Rio Dell 2020; HCAOG.

* It is assumed that surplus from other income categories would provide additional capacity for the above moderate-income group.

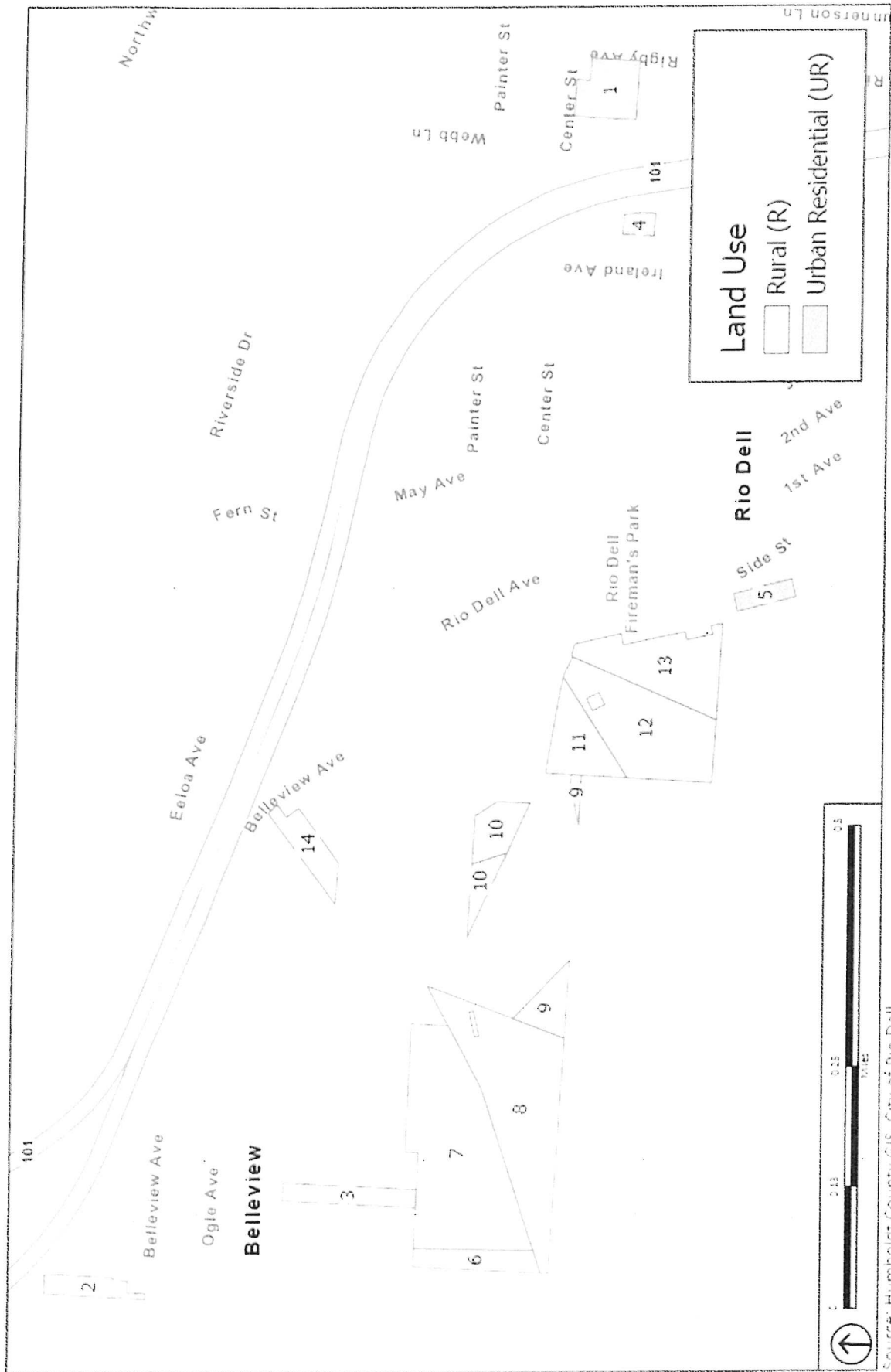
Table 29
Vacant Residential Sites Inventory

#	APN	Acres	Address	Land Use/Zoning District	Maximum Potential Units	Realistic Units	Affordability Level	In 2009 Housing Element
Lower Income								
	05212102	1.16		NC	24	19	Very Low/Low	Yes
	05216224-49	2.52		CC	20	16*	Very Low/Low	Yes
	05232305	0.56		CC	4	3*	Very Low/Low	Yes
Subtotal						38		
Moderate and Above Moderate								
2	052-061-057	1.2	Bellevue Rd	UR	12	9	Moderate	Yes
3	052-072-006	1.7	Ogle Rd	UR	16	12	Moderate	Yes
4	052-323-007	0.5	Ireland St.	UR	4	3	Moderate	Yes
5	053-081-002	0.6	Monument Rd.	UR	6	4	Moderate	Yes
Subtotal						28		
6	052-031-001	1.6	Tolman Avenue	R	1	1	Above Moderate	No
7	052-031-002	13.0	Tolman Avenue	R	13	10	Above Moderate	No
8	052-031-009	10.6	Rio Vista Lane	R	10	8	Above Moderate	No
9	052-031-011	1.4	Rio Vista Lane	R	1	1	Above Moderate	No
	052-031-012	0.2	Rio Vista Lane	R				
10	052-031-018	0.9	Rio Vista Lane	R	2	2	Above Moderate	No
	052-031-019	1.6	1525 Rio Vista Lane	R				
11	052-041-004	2.7	Pacific Avenue	R	2	1	Above Moderate	No
12	052-041-005	7.3	Pacific Avenue	R	7	5		No
13	052-041-006	5.2	Pacific Avenue	R	5	4	Above Moderate	No
14	052-171-019	1.7	61 Bellview Rd	R	1	1		Yes
Subtotal						22		

Source: City of Rio Dell 2020

*This capacity is not needed to meet the City lower income RHNA.

Figure 1 – Vacant Sites Inventory



HOUSING CONSTRAINTS

Governmental constraints refer to the policies and regulations that a local government applies to the approval of land use proposals. While local governments can have little impact on market-oriented constraints, such as interest rates, their policies and regulations do impose costs upon development, and in this respect, affect the free operation of the housing market. Governmental constraints may include factors such as land availability, local land use regulations, development standards and building code compliance, permit processing times and procedures, and permit and connection fees.

NONGOVERNMENTAL CONSTRAINTS

Nongovernmental constraints are factors limiting the availability of affordable housing over which local government has little or no control. Housing Element law requires that the City assess these constraints as a basis for possible actions by the local government to offset their effects.

CONSTRUCTION COSTS

Construction costs can vary widely depending on the type of development. Labor and materials costs also have a direct impact on housing costs and make up the main component of housing costs. Residential construction costs vary greatly depending on the quality of materials used and the size of the home being constructed. The City uses the International Code Council's Building Valuation Data to estimate the value of new home construction. A recently constructed single-family home with a garage and porch was valued at \$377,329 and a fourplex was valued at \$481,560 (or \$120,390 per unit). In an interview with a developer who recently completed a 26-unit 100-percent affordable project in Rio Dell, the total construction cost was \$5.2 million, or \$270 per square foot.

LAND COSTS

In a July 2020, survey of five vacant parcels for sale in Rio Dell, land costs ranged from \$25,000 to \$826,153 per acre, depending on the location. Larger, dividable parcels in the suburban zone had a lower cost per acre but would be likely to have a higher development cost due to the current lack of streets and water or wastewater infrastructure. Infill parcels smaller than an acre, both of which were close to Wildwood Avenue, had lower land costs.

MORTGAGE FINANCING

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing. Table 30 illustrates interest rates as of July 2020. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. Lower interest rates can encourage potential homeowners to purchase a home and can set homeowners' mortgage payments at a more affordable amount.

**Table 30
Interest Rates**

Conforming	Interest	APR
30-Year Fixed	3.000%	3.103%
15-Year Fixed	2.625%	2.830%
5-Year ARM	2.625%	2.828%
Jumbo		
30-Year Fixed	3.250%	3.284%
7-Year ARM	2.625%	2.736%

Source: www.wellsfargo.com, July 2020

ENVIRONMENTAL CONSTRAINTS

THE CITY OF RIO DELL HAS KNOWN ENVIRONMENTAL FEATURES THAT INCLUDE THE 500-YEAR FLOOD PLAIN AND SOME SLOPE GRADIENTS OF MORE THAN 15 PERCENT. THESE ENVIRONMENTAL CONSTRAINTS DO NOT PRECLUDE DEVELOPMENT ON ANY OF THE IDENTIFIED SITES. GOVERNMENTAL CONSTRAINTS

Governmental constraints refer to the policies and regulations that a local government applies to the approval of land use proposals. While local government can have little impact on market-oriented constraints, such as interest rates, their policies and regulations do impose costs upon development. While these measures are often necessary to protect the public health, safety, or welfare of the community, the effect of any particular requirement must be weighed carefully to ensure that it does not unduly burden the ability of the market to provide for the housing needs of the community. Governmental constraints may include land availability, local land use regulations, development standards and building code compliance, permit processing times and procedures, and permit and connection fees.

The General Plan Land Use Element guides the physical development of the City. The 2015 Land Use Element balances the need for available land with the desire to efficiently provide services and infrastructure and to limit public exposure to natural hazard areas, such as hillsides and the floodplain. The local planning direction advocated by the Land Use Element revision is not to restrict growth but to guide it in an efficient and cost-effective manner.

LOCAL LAND USE CONTROLS AND DEVELOPMENT STANDARDS

Discretionary control over development is exercised through the General Plan, the zoning code, the subdivision ordinance, and other implementing ordinance. The location and density of housing is determined primarily through the policies in the Land Use Element. The authority to specify the location and density of residential development is the most important power available to local government in determining the supply and type of housing that is developed in the community.

LAND USE DESIGNATIONS

The Land Use Element and map designate areas within the City for residential development. To reflect a variety of living environments and infrastructure and service limitations, the Land Use Element and map provide for both urban and rural designations. Urban areas are served by, or are planned to receive, such urban infrastructure as city-maintained streets, municipal sewer and water, storm drainage, and parks. The urban designation includes mixed-use/commercial designations that permit residential use. Rural areas, including the Monument Neighborhood, contains larger acreage parcels without municipal sewer service. The Monument area lies on an upland terrace at an elevation of approximately 350 feet above the City proper and provides a scenic backdrop to the City. Steep slopes and the lack of a publicly maintained road system limit development of this area. The characteristics of the land use designations found in the Land Use Element are summarized below:

- Rural (R): The Rural designation provides for agricultural and very low-density residential areas. The minimum lot size is five acres and the required open space is 90 percent.
- Suburban (S): The Suburban designation provides for a mix of small-scale agricultural and low-density residential areas. This residential designation is intended to provide for residential use at a density of 1 unit per net acre plus 1 secondary dwelling unit per lot, with a minimum lot size of 1 acre. The required open space is 75 percent.
- Residential Multifamily (RM): The purpose of the Residential Multifamily or RM designation is to provide land suitable for higher density residential uses. The minimum lot size is 6,000 square feet with a density of 15 units per net acre. The required open space is 50 percent.
- Suburban Medium (SM): The Suburban Medium designation is intended to provide for residential use at a density of 2 dwelling units per acre plus 1 secondary dwelling unit per lot, with a minimum lot size of 20,000 square feet.
- Suburban Residential (SR): The Suburban Residential designation is intended to provide for residential use at a density of 3.5 dwelling units per acre. The minimum lot size is 12,000 square feet and the required open space is 50 percent.
- Urban Residential (UR): The Urban Residential designation provides for neighborhood residential areas and establishes two density ranges. The minimum lot size is 6,000 square feet for detached single-family dwellings with a maximum density of 7 units per net acre, and 4,000 square feet for attached single-family dwellings with maximum density of 10 units per net acre. The required open space is 50 percent.
- Town Center (TC): The Town Center designation is the heart of Rio Dell. It is a mixed-use district that contains residential, commercial, office, lodging, and civic uses. Apartments on the upper floors of multistory buildings are permitted without a use permit. The minimum lot size is 2,500 square feet. There is no requirement for open space for non-residential uses.
- Neighborhood Center (NC): The Neighborhood Center designation provides for small-scale neighborhood shopping areas located within residential neighborhoods. Apartments on the upper floors of multistory buildings are permitted without a use permit. The minimum lot size is 2,000 square feet and there is no open space requirement.

- **Community Commercial (CC):** The Community Commercial designation provides for large-scale commercial uses. It may also contain office, lodging, and civic uses. Apartments on the upper floors of multistory buildings are permitted without a use permit. The minimum lot size is 5,000 square feet and there is no minimum open space requirement.
- **Public Facility (PF):** The Public Facility designation provides for lands that are reserved for civic, recreation, infrastructure, and cultural uses. There is no minimum lot size or open space requirement.
- **Industrial (I):** The Industrial designation is intended to provide for large-scale industrial uses. Industrial uses are permitted to a maximum density of 0.35 FAR. Development is limited to four stories or 45 feet. No residential uses are permitted. A minimum of 10% open space is required per development project.
- **Industrial/Commercial (IC):** This designation provides for industrial and commercial uses. It will be applied to land bordering U.S. Highway 101 that has historically been industrial but has potential for commercial establishments. A minimum of 10% open space is required per development project. Industrial/Commercial is permitted to a maximum density of 1.5 FAR on 20% and 0.35 FAR on 80% of the designated area. Development is limited to four stories or 65 feet. No residential uses are permitted.
- **Natural Resources (NR):** This designation is intended to preserve agriculture, timber production, and conservation uses in areas where these uses already occur. Uses permitted in NR-designated timber production and agricultural areas are the same type and intensity of timber production and agricultural uses that already occur in these areas. New urban development is not permitted in NR-designated areas.

ZONING STANDARDS

The City of Rio Dell exercises discretionary authority over the residential development entitlement process through the implementation of zoning and subdivision ordinances. These ordinances establish development standards to regulate all residential construction consistent with the General Plan. Development standards refer to those requirements, such as minimum open space, that must be followed when placing structures on real property. The subdivision regulations similarly control the creation of new lots for development and regulate such matters as the layout of streets and lots, utility extensions, grading, and drainage improvements, both on- and off-site. Table 31 provides a summary of the City's development standards in zones that permit residential uses.

Table 31
Development Standards, Zones Permitting Residential Uses

Zone	Minimum Lot Size	Maximum Ground Coverage	Minimum Lot Width	Setbacks			Building Height
				Front ²	Rear	Side ³	
Suburban Residential (SR)	12,000 SF	50%	75'	25'	20'	6'	35'
Urban Residential (UR)	6,000 SF	50%	60'	20'	10'	5'	35'
Residential Multifamily (RM)	6,000 SF <i>Not less than</i>	60%	60'	20'	10'	5'	45'

Zone	Minimum Lot Size	Maximum Ground Coverage	Minimum Lot Width	Setbacks			Building Height
				Front ²	Rear	Side ³	
	<i>600 SF for each dwelling unit</i>						
Town Center (TC)	2,500 SF	100% for Commercial <i>Floor area ratio = 2</i>	25'	N/A	N/A 10' if abutting residential	N/A 5' if abutting residential	45' or 3 stories
Neighborhood Center (NC)	2,000 SF	100% <i>Floor area ratio = 1.5</i>	25'	N/A 15' if abutting residential	N/A 15' if abutting residential	N/A 15' if abutting residential	45' or 3 stories
Community Commercial (CC)	5,000 SF	100% <i>Floor area ratio = 1.5</i>	50'	N/A 15' if abutting residential	N/A 15' if abutting residential	N/A 15' if abutting residential	45' or 3 stories
Rural (R)	5 Acre	25%	100'	20'	20'	20'	35' or 2 stories
Public Facility (PF)	N/A ¹	N/A ¹	N/A ¹	N/A ¹	N/A ¹	N/A ¹	N/A ¹
Suburban (S)	1 Acre	25%	100'	20'	20'	20'	35' or 2 stories
Suburban Medium (SM)	20,000 SF	25%	100'	20'	20'	20'	35' or 2 stories

¹ Except as provided in use permit conditions

² In any Residential Zone, where more than one-half of the block is occupied with buildings, the required front yard setback shall be the average of the improved sites, to a maximum of that required for the zone, but in no case less than 10 feet.

³ In any Residential Zone, the side yard of a corner lot shall be equal to the front yard setback if any part of the main building is within 25 feet of the rear lot line or one-half the front yard setback if all parts of the main building are more than twenty-five (25) feet from the rear lot line.

The City adopted these development standards to ensure that minimum levels of design and construction quality are maintained, and adequate levels of street and facility improvements are provided. While these standards generally apply to all developments, there is an opportunity to modify such standards through planned development zoning, or the exception process, to address site-specific design constraints associated with topography or sensitive resource areas. Additionally, qualifying housing projects (i.e., those including a specified number of units affordable to lower-income households and/or seniors) can seek further flexibility through "additional incentives" as provided under the state density bonus law. The City zoning regulations also allow for variances to building height, lot size, and setbacks where it can be demonstrated that because of exceptional circumstances related to the property or location, the owner is deprived of rights generally available to other property owners with lands similarly zoned.

In general, the development standards contained in Rio Dell's zoning and subdivision ordinances do not operate as a constraint to development. The minimum lot size requirement, building height, setbacks, lot coverage, and parking requirements for single-family and multifamily development are typical of those within other area cities and urbanized locations in Humboldt County. In the Urban Residential zone, Rio Dell allows for a larger percentage of the lot to be covered than comparable zones in neighboring jurisdictions. Table 32 shows a comparison of these standards with Humboldt County and the City of Rio Dell.

Table 32
Development Standards Comparison

Jurisdiction	Lot Size	Building Height	Lot Coverage ¹	Parking Spaces per Dwelling Unit
Rio Dell				
Single-Family, UR Zone	6,000 SF	35'	50%	2 spaces per unit
Duplexes, UR Zone	4,000 SF	35'	50%	2 spaces per unit
Multifamily, 3+ Units, RM Zone	6,000 SF	45'	60%	1BR: 1 space per dwelling unit 2-3BR: 2 spaces per dwelling unit 4+ BR 2.5 spaces per dwelling unit Guest parking: 0.5 spaces per dwelling unit
Multifamily, 3+ Units, Affordable Senior Housing, RM Zone	6,000 SF	45'	60%	1BR: 0.75 space per dwelling unit 2-3BR: 1 space per dwelling unit 4+ BR 1.5 spaces per dwelling unit Guest parking: 0.5 spaces per dwelling unit
Humboldt County				
Single-Family, RS-5	5,000 SF	35'	35%	1 to 2 spaces ²
Multifamily, RM Zone	5,000 SF	35'	60%	1 to 2 spaces ²

Notes:

¹ Lot coverage is the "footprint" occupied by structures and is the inverse of the "open space" standard contained in the Land Use Element

² Based on number of bedrooms

TYPICAL DENSITIES FOR DEVELOPMENT

The City of Rio Dell is a small city in a rural area with some physical constraints to outward expansion, such as the steep Eel River to the east. Development activity is limited to infill of the remaining pastureland in the western areas of the City. There was one subdivision since the adoption of the fourth-cycle Housing Element, which met the density standard for its land use designation. Typical single-family residential lots vary in size from approximately 6,000 square feet to 1 acre and support between 1 and 10 single-family homes per acre. Typical single-family densities are four to six homes per acre. Multifamily densities are typically 15 units per acre. Proposed subdivisions at a lower level of density than the midpoint of the density range established for the land use designation would be required to submit a development plan demonstrating that the parcels could be further subdivided or developed to meet the midpoint density.

REQUIRED SUBDIVISION IMPROVEMENTS

Under its subdivision ordinance, the City requires a number of improvements in connection with approval of subdivision maps. These include improvements to the frontage of the lot, storm drain improvements, improvements to ensure street access as needed, and any required utility connections and improvements required to underground those utilities in most circumstances. The cost of these improvements varies with the level of existing improvements, length of utility extensions, need for subsurface drainage structures, and the related factors. These improvements may be deferred if deemed necessary by the City Engineer, particularly when construction of the improvements is impractical or in circumstances where the surrounding neighborhood does not have the same improvements. These costs are not a barrier to development; in an interview with a developer who recently completed a 100-percent affordable housing project in the city, subdivision improvements represented only around \$100,000 of the total \$5.2 million project cost (just over one percent of the project cost).

PERMIT PROCESSING FEES

State law requires that local permit processing fees charged by local governments must not exceed the estimated actual cost of processing the permits. The fees currently charged by the City for processing various land use permits are detailed in Table 33. Compared with fees charged by the County for the unincorporated area outside the City, Rio Dell's fees are generally lower. These fees represent a very small part of the overall home value, so do not represent a constraint to housing development. The City does not charge impact fees.

Table 33
Permit Processing Fees

Permit	Fee
General Plan Amendment	Actual Cost \$1,200 Deposit
Zone Reclassification	Actual Cost \$1,200 Deposit
Conditional Use Permit	Actual Cost \$500 Deposit
Variance	Actual Cost \$500 Deposit
Appeal	\$100 (Administrative) \$250 (Public Hearing)
Subdivision (4 parcels or less)	Actual Cost \$1,200 Deposit
Major Subdivision (More than 4 parcels)	Actual Cost \$2,000 Deposit
Lot Line Adjustment	Actual Cost \$500 Deposit
Parcel Merger	Actual Cost \$200 Deposit
Home Occupation Permit	\$40

Environmental Impact Report	Actual Cost \$2,000 Deposit, Report Preparation \$500 Deposit, Report Review
Initial Study and Negative Declaration	Actual Cost \$750 Deposit, Report Preparation \$350 Deposit, Report Review

City of Rio Dell Master Fee Schedule, 2018-2019

PROCESSING PROCEDURES AND TIMELINE

The City works to ensure that permit applications are processed in a timely fashion, and that permit processing procedures do not present a constraint to new development. Table 34 and Table 35 outline the estimated time required to process applications for a range of permits as well as an outline of the required processes for project approval. Planning Commission reviews projects that are subject to design review, and that process typically only involves reviewing landscaping plans.

Table 34
Estimated Application Processing Timeline

Project Type	Time Needed	Approval Body
Variance	6 to 8 Weeks	Planning Commission
Architectural and Site Plan Review	6 to 8 Weeks	Planning Commission
Conditional Use Permit	6 to 8 Weeks	Planning Commission
Building Permit (Ministerial)	1 to 2 Weeks	City Staff
Subdivisions and Use Permits	6 to 8 Weeks	Planning Commission
CEQA Exempt or Negative Declaration without Responsible or Trustee Agency	4 to 6 Weeks	Planning Commission
Mitigated Negative Declaration with Responsible or Trustee Agency	6 to 8 Weeks	Planning Commission
General Plan Amendments and Zone Reclassifications	6 to 8 Weeks	Planning Commission and City Council

Source: City of Rio Dell, 2020

Table 35
Estimated Project Approval Processes and Processing Timeline

Housing Type	Single-Family Units	Subdivisions	Multifamily (<4 Units)	Multifamily (5+ Units)
Process	Site Plan	Tentative map	Site Plan Review	Site Plan Review
	Review of Construction Drawings, Energy Calculations, Sprinkler Plans	Final Map	Review of Construction Drawings, Energy Calculations, Sprinkler Plans	Review of Construction Drawings, Energy Calculations, Sprinkler Plans
		Initial Study		Design Review Approval

		Site Plan Review		Subject to CEQA
Estimated Processing Time	4 Weeks	6-8 Weeks	6-8 Weeks	6-8 Weeks

Source: City of Rio Dell, 2020

DESIGN REVIEW PROCESS

Residential subdivisions of five or more parcels or multifamily residential developments are required to undergo Design Review to ensure that development complies with the City's design guidelines. Design Review approval is required prior to the issuance of any ministerial permit approvals or either prior to or in conjunction with discretionary action. The City has not yet enacted a process for approving projects that qualify for ministerial approval under SB 35.

DENSITY BONUS

Under current state law (Section 65915 of the California Government Code), cities and counties must provide a density increase up to 35 percent over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. In 2014, the City updated Section 17.30.090 to comply with state law and outline the process for requesting a density bonus. In 2019, the state passed AB 1763, which amended Section 65915 to require a density bonus to be provided to developers for projects in which 100 percent of units are affordable to lower-income households with no more than 20 percent of units affordable to moderate-income households. Section 17.30.090 of the City's zoning code aligns the City's density bonus program with State Density Bonus Law.

PROVISIONS FOR A VARIETY OF HOUSING

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, manufactured housing, mobile homes, emergency shelters, and transitional housing. Table 36 summarizes the permitted housing types.

Table 36
Housing Types Permitted by Zoning District

Housing Types Permitted	Suburban Residential (SR)	Urban Residential (UR)	Residential Multifamily (RM)	Town Center (TC)	Neighborhood Center (NC)	Community Commercial (CC)	Rural (R)	Public Facility (PF)	Suburban (S)	Suburban Medium (SM)
Single-Family Detached ¹	P	P	P	NP	NP	NP	P	NP	P	P
Single-Family Attached	NP	UP	P	NP	NP	NP	NP	NP	P	P
Duplexes to Fourplexes	NP	UP	P	P ¹	P ¹	P ²	NP	NP	P	P
Multifamily (5+ Units)	NP	UP	P	P ¹	P ¹	P ²	NP	NP	P	P
Accessory Dwelling Units	P	P	P	P	P	P	P	NP	P	P
Emergency Shelters	NP	NP	P	NP	NP	NP	NP	NP	NP	NP
Transitional Housing	NP	NP	P	NP	NP	NP	NP	NP	NP	NP
Rooming and boarding	NP	UP	NP	NP	NP	NP	UP	NP	UP	UP
Care Facilities (6 or fewer persons)	NP	NP	P	NP	NP	NP	NP	NP	NP	NP

Housing Types Permitted	Suburban Residential (SR)	Urban Residential (UR)	Residential Multifamily (RM)	Town Center (TC)	Neighborhood Center (NC)	Community Commercial (CC)	Rural (R)	Public Facility (PF)	Suburban (S)	Suburban Medium (SM)
Care Facilities (7 or more persons)	NP	NP	UP	NP	NP	NP	NP	NP	NP	NP
Live-Work Units	NP	NP	NP	UP ³	NP	NP	NP	NP	NP	NP
Employee Housing	NP	NP	NP	NP	NP	NP	NP	UP ⁴	NP	NP

Source: City of Rio Dell Municipal Code.

P=Principally Permitted Use; UP= Use Permit Required; NP=Not Permitted

1 Mobile Home or Manufactured Homes are treated as single family dwellings.

2 Apartments permitted on upper floors of multistory buildings

3 Where residential activities are located at the back of buildings, and do not occupy more than 40 percent of the gross floor area

4 Limited to a caretaker apartment

Note: The City has included program B-2 to address state law.

EMERGENCY SHELTERS

The California Health and Safety Code Section 50801 defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

California legislation (SB 2, 2007) requires jurisdictions to allow emergency shelters and supportive and transitional housing without a conditional use permit. Within identified zones, only objective development and management standards may be applied, given that they are designed to encourage and facilitate the development of or conversion to an emergency shelter. The City permits Emergency Shelters as a principally permitted use in the Residential Multifamily (RM) zone. Additionally, to ensure sufficient capacity, the City has included program B-2.

TRANSITIONAL AND SUPPORTIVE HOUSING TYPES

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and that is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse, or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units, and may include supportive services to allow individuals to gain necessary life skills in support of independent living. Transitional housing is currently considered a principally permitted use in the Residential Multifamily (RM) zone. As part of Program B-2, the City will amend the zoning code to permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone, in accordance with California Government Code Section 65583(a)(5).

ACCESSORY DWELLING UNITS

In 2020, the City passed Ordinance No 379-2020 to replace the existing regulations around Second Dwelling Units with new regulations for ADUs and Junior Accessory Dwelling Units (JADUs). These regulations permit ADUs and JADUs to be built as a principally permitted use in any zone that permits single-family or multifamily residential uses and includes an existing dwelling. In certain designated areas on the Dinsmore Plateau, where water and sewer services, transportation infrastructure, or other necessary services are not available, a conditional use permit may be required. ADUs and JADUs may not be rented as short-term rentals but may be rented on a long-term basis.

CONSTRAINTS ON PERSONS WITH DISABILITIES

This section analyzes the governmental constraints that may exist on the development of housing for persons with disabilities. State legislation (SB 250, 2001) requires the City to analyze the governmental constraints on the development of housing for persons with disabilities and demonstrate the City's efforts to remove such constraints, including accommodating procedures for the approval of group homes.

The City has analyzed its land use, zoning, and building code provisions and processes to determine what accommodations and constraints exist relative to housing for persons with disabilities. Persons with disabilities may reside in residential units in any zoning district that allows residential uses. Some may choose to reside in a residential facility or group home designed for occupancy by or with supportive services. Six or fewer unrelated persons inhabiting a residence or community care facility are permitted by right in the Residential Multifamily (RM) zone. There is no limit to the number of group homes that may be in an area.

Large group homes, for seven or more persons, may be in the RM zone, subject to approval of a conditional use permit.

Section 17.30.340 of the City's code was amended during the previous planning period to allow for front yard averaging for setback requirements. This removes a barrier related to the installation of ramps. Additionally, ramps less than 30 inches above-grade do not require Building Permits.

BUILDING CODE AND ENERGY CONSERVATION

The City implements Title 24 of the California Code of Regulations, in which California has adopted the 2019 California Building Code and other model codes (electrical, plumbing, mechanical, etc.).

Rio Dell is a member of the Redwood Coast Energy Authority (RCEA). The RCEA is a joint-powers authority that works across Humboldt County to promote energy efficiency, reduce demand, and promote the use of renewable energy resources in the region. The RCEA operates a community choice aggregation program to maximize the use of renewable energy countywide, and has coordinated the development of electric vehicle infrastructure, including one charger at a public parking lot in Rio Dell. The RCEA also provides residents with information about available Self Generation Incentive programs from the state and makes free energy efficiency kits available, which include products to assist with more efficient lighting and weatherization. Additionally, Pacific Gas and Electric Company (PG&E) provides energy savings assistance programs for lower-income residents. Energy conservation is also a required element of the design of subdivision improvements, per Section 16.25.040 of the City's code. To the extent possible, developers are required to provide opportunities for future passive or natural heating or cooling.

LAND INVENTORY ANALYSIS: INFRASTRUCTURE—WATER TREATMENT

The City water system in Rio Dell produces approximately 90 million gallons of drinking water per year, or 0.246 million gallons per day (MGD). Average daily use is approximately 0.267 MGD, and peak daily use is approximately 0.474 MGD. Infrastructure improvements are currently focused on service reliability rather than increasing plant capacity. In 2014, the city developed a well-based backup water supply to provide resource security during periods when the primary source, the Eel River, is experiencing a drought. Regional water

extraction from the Eel River Valley Groundwater Basin is estimated to be at 50 percent of capacity. The city water system currently draws from an infiltration gallery in the Eel River rather than groundwater. There is currently sufficient water capacity to meet the City's RHNA.

LAND INVENTORY ANALYSIS: INFRASTRUCTURE—WASTEWATER TREATMENT

Wastewater collection and treatment services are provided to city residents by the city. The wastewater treatment system currently serves 1,448 connections. In 2013, the city completed an upgrade to its wastewater treatment plant and continues to seek funding for facility improvement projects. The system's design flow is 2 MGD, with an average daily flow of 0.25 MGD. There is currently sufficient wastewater capacity to meet the City's RHNA.

AVAILABLE DRY UTILITIES

Dry utilities, including refuse collection, electricity, and telephone service, are available to all areas within the City. There is sufficient capacity to meet the current need and any future need. Service providers are as follows:

- Electricity: PG&E
- Telephone: AT&T
- Fiber Cable: Suddenlink

REVIEW OF LOCAL ORDINANCES

Short Term Rental (STR) regulations can be found in Section 17.03.340 (Vacation Dwelling Units) of the Zoning Code. Vacation dwelling units are permitted in the Urban Residential (UR), Suburban Residential (SR), Suburban (S), and Rural (R) zones and are prohibited in all other zones. Vacation rentals must be used for transient use, meaning any contractual use of the unit must be less than 30 consecutive days. The vacation rental may be a principal dwelling or a legal secondary dwelling unit but must be rented in its entirety and must provide complete independent living facilities including permanent provisions for living, sleeping, eating, cooking, and sanitation. The property owner must apply for and obtain an approved vacation dwelling unit permit, subject to annual review and no-fee renewal, and a valid business license prior to operation, and pay all applicable taxes and fees. The current regulations do not require the property owner to live on-site; however, a 24-hour emergency contact phone number for the property owner, property manager, or a designee must be made available and the contact must live within 30 miles of the city limits to respond personally to emergencies.

The City's Short Term Rental (STR) regulations do not hinder the development of housing.

3. OPPORTUNITIES FOR ENERGY CONSERVATION

The cost of housing includes not only rent but utility costs. Higher utility expenses reduce affordability. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to HUD, utility bills burden the poor and can cause homelessness.

RESIDENTIAL ENERGY STANDARDS

The California Building Code (Title 24 of the California Code of Regulations) requires new residential construction to meet a comprehensive set of standards for energy conservation. The City continuously supports the energy efficiency construction standards of Title 24 in local building codes.

LOCAL ENERGY CONSERVATION PROGRAMS

The RCEA administers grants and programs countywide to promote energy conservation, which benefits Rio Dell. RCEA provides free home energy and water efficiency kits to customers that may include items such as LED light bulbs, power strips, weather stripping, and water-efficient showerheads. The RCEA also provides a free energy advisor service to help customers make decisions about electric vehicle ownership or charging systems, energy rate options, and energy-efficient appliance options.

Table 37 summarizes additional available programs related to energy conservation that can be considered and engaged in the production of affordable housing.

Table 37
Energy Conservation Programs

Housing Program	Program Intent/Description	Eligible Activities	Funding Source
241(a) Rehabilitation Loans for Multifamily Projects	Provides mortgage insurance for improvements, repairs, or additions to multifamily projects.	Energy conservation Multifamily rehabilitation	HUD
Community Development Block Grant Entitlements	Provides formula funds to metropolitan cities and urban counties to support the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities.	Acquisition Infrastructure improvements Group homes/homeless and transitional housing Housing preservation and rehabilitation New construction (if completed by nonprofit groups)/self-help housing Public services and community facilities Landlord/tenant mediation Accessibility retrofit and energy conservation Administration	HUD
Energy Efficient Mortgages	Provides mortgages to homeowners looking to finance energy efficiency improvements.	Energy conservation upgrades	HUD (FHA)
Fannie Mae-FHA Green Finance Plus	Provides loans with lower interest rates for "green" property improvements.	Multifamily rehabilitation Energy conservation	Fannie Mae

Source: HUD.gov and FannieMae.com, 2020

AFFIRMATIVELY FURTHERING FAIR HOUSING

Because most of the City's population across all census tracts are white, Rio Dell does not have any census tracts identified as R/ECAPs by HUD. No areas of segregation within the City were identified. Additionally, the percentage of White, non-Hispanic residents (87.5 percent, according to the 2014–2018 ACS) is only slightly higher than that of the county as a whole (80.1 percent), which does not indicate segregation in the city as compared to the region as a whole.

According to the Statewide 2020 Analysis of Impediments to Fair Housing Choice, Humboldt County had the highest rate of children under six years old with blood lead-levels above 4.5 micrograms per deciliter (77 per 1,000 tested). While there may be several sources for lead poisoning, it suggests that housing available in the county may require rehabilitation to make housing choices safe for families with young children, particularly lower-income families with fewer housing options. Program B-1, which provides home rehabilitation loans to lower-income residents, can help to address these barriers.

QUANTIFIED OBJECTIVES

Breaking down the projected needs into quantified number of units per income group and type of housing provided, the City's objectives and anticipated market activity for the planning period are listed in Table 38.

Table 38
Quantified Objectives

Income Category	New Construction¹	Rehabilitation²	Conservation³	Total
Very Low	20	--	--	20
Low	12	8	23	43
Moderate	13	--	--	13
Above Moderate	37	--	--	37
Total	82	8	23	113

Source: City of Rio Dell 2020.

¹ Based on the City's RHNA.

² The projected number of units to be rehabilitated is based on the implementation of program B-1 through the remainder of the planning period.

³ According to CHPC there is currently one project, Rio Dell Terrace Apartments, at risk of converting to market rate.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



October 7, 2020

Kevin Caldwell, Community Development Director
Community Development Department
City of Rio Dell
675 Wildwood Avenue
Rio Dell, CA 95562

Dear Kevin Caldwell:

RE: Review of the City of Rio Dell's 6th Cycle (2019-2027) Draft Housing Element

Thank you for submitting the City of Rio Dell's (City) draft housing element received for review on September 28, 2020, along with revisions received on October 6 and 7, 2020. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. This review was expedited to facilitate meeting funding requirements.

The draft element, incorporating the revisions submitted, meets the statutory requirements of State Housing Element Law. The housing element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when it is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585, subdivision (g).

Government Code section 65588, subdivision (e)(4), requires a jurisdiction that failed to adopt its housing element within 120 calendar days from the statutory due date to revise its element every four years until adopting at least two consecutive revisions by the applicable due dates. The City did not meet the requirements of Government Code section 65588, subdivision (e)(4); therefore, it is subject to the four-year revision requirement until the City has adopted at least two consecutive updated revisions by the applicable due dates. The next opportunity to adopt on time will be on or before August 31, 2023.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the diligence you and Cynthia Walsh from PlaceWorks provided during the course of our review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Jamillah Williams, of our staff, at (916) 263-4849.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is fluid and cursive, with the first name "Shannan" written in a larger, more prominent script than the last name "West".

Shannan West
Land Use & Planning Unit Chief



Notice of Availability of Negative Declaration of Significant Environmental Impacts Related to the Rio Dell 2019 – 2027 Housing Element Update State Clearinghouse # 2019069048

The City of Rio Dell has completed the Initial Study and Negative Declaration of Significant Environmental Impacts pursuant to the California Environmental Quality Act (CEQA). The Public review/comment period is from June 12, 2019 to July 10, 2019.

California State law requires that counties and cities adopt Housing Elements as part of their General Plans to analyze issues of housing availability, affordability, and needs in their communities. Housing element law is the state's primary market-based strategy to increase housing supply. The law recognizes the most critical decisions regarding housing development occur at the local level within the context of the General Plan. In order for the private sector to adequately address housing needs and demand, counties and cities must adopt land-use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development for all income groups. To accurately reflect the housing needs of a community, State law requires Housing Elements to be comprehensively revised every eight years.



Updated Housing Elements must adequately plan to meet the City's existing and projected housing needs, including its share of the regional housing need. The Housing Element includes an analysis of both the constraints that may impact housing development as well the resources available to facilitate it.

The public is encouraged to review the Initial Study and Negative Declaration of Significant Environmental Impact. Copies of the Initial Study and Negative Declaration of Significant Environmental Impacts are available at City Hall, 675 Wildwood Avenue and the Rio Dell Library, 715 Wildwood Avenue. In addition, a copy is available on the City's website, <http://cityofriodell.ca.gov/> and the State Office of Planning and Research (OPR) at <https://ceganet.opr.ca.gov/>.

Comments concerning the Housing Element Initial Study and Negative Declaration of Significant Environmental Impacts should be submitted to the Planning Division as soon as possible and no later than July 10, 2019. For more information contact Kevin Caldwell, Community Development Director at (707) 764-3532 or by email at caldwellk@cityofriodell.ca.gov.

2019 – 2027
City of Rio Dell Housing Element Update
Initial Study and Negative Declaration

I. INTRODUCTION

This Initial Study (IS) and Negative Declaration (ND) evaluates the 2019 - 2027 City of Rio Dell Housing Element Update (2019 – 2027) Housing Element or Element) pursuant to the California Environmental Quality Act (CEQA). This is a program level IS/ND. It evaluates the effects that goals, policies, and related implementation measures proposed in the City of Rio Dell Housing Element Update that would potentially have on the environment. The IS focuses on the secondary effects from adoption of the Element and is not as detailed as a project level IS. This document has been prepared in accordance with CEQA, Public Resources Code Sections 21000 et seq., and the CEQA Guidelines.

Purpose and Document Organization

The purpose of the IS/ND is to evaluate the potential environmental impacts of the proposed 2019 - 2027 Housing Element. This document includes:

- I. Introduction
- II. Project Description
- III. Environmental factors Potentially Affected
- IV. Determination
- V. Environmental Checklist and Evaluation

II. PROJECT DESCRIPTION

The 2019 - 2027 Housing Element of the Rio Dell General Plan is mandated by State law, and federal requirements, to address the long-term development of housing in the City of Rio Dell. The purpose of the Housing Element is to identify and analyze existing and projected housing needs. The Element also provides a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing for all economic groups.

Housing Element Amendment is subject to CEQA; no specific projects are proposed as part of the Housing Element Update as this Element is strictly a planning document.

Housing Element Contents

The 2019 - 2027 Housing Element Update represents a revision of the Housing Element of the General Plan, adopted certified in 2011. This revision is being prepared to meet State legislative provision as described in Section 65588 of the Government Code and to address issues required by a substantial number of new and amended Government Code provisions passed since the adoption of the former Housing Element. The revision of this Element is also required to achieve consistency with the City's General Plan Land Use Element. Lastly, the Element is being revised to address a variety of local housing issues currently facing the City including the provision of affordable, safe, quality housing for all City residents.

The Rio Dell Housing Element Update process, Government Code Section 65583, delineates three components for a Housing Element.

- 1) An assessment of housing needs with detailed discussion of population and household characteristics, existing and projected housing needs, existing housing stock characteristics, inventory of lands suitable for residential uses.
- 2) A statement of the City's goals, objectives, and policies developed to address the City's housing needs. The 2019 - 2027 Housing Element identifies programs that address housing quality and quantity, housing affordability and access, equal housing opportunities and natural resources, energy efficiency and conservation.
- 3) A housing program that describes actions the City will undertake or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

Surrounding Land Uses and Environmental Setting

The City of Rio Dell is located on the Northern California Coast along Highway 101 and the Eel River in the Eel River Valley. The City is approximately 250 miles north of San Francisco, 26 miles south of Eureka (the county seat), and two miles southwest of the City of Fortuna.

This project is a General Plan Amendment that is citywide in application and includes the Sphere of Influence boundary.

Other Approvals Required

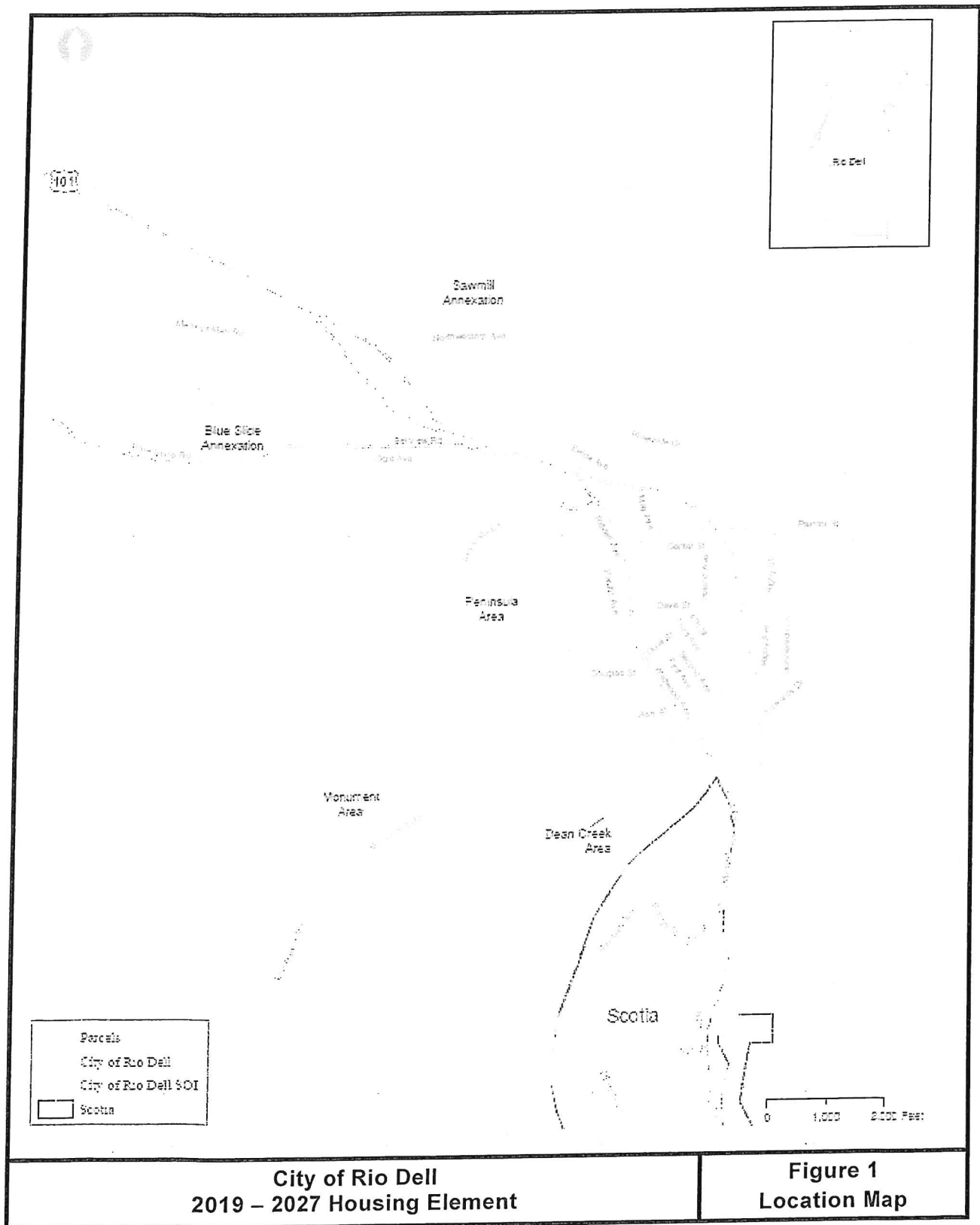
iii

Although the 2019 - 2027 Housing Element Update does not require other public agency approvals, the California Department of Housing and Community Development (HCD), per Government Code Section 65585, is required to review the document before it can be adopted as a General Plan Amendment.

Local Public Review Period

June 12, 2019 – July 10, 2019

State Clearing House #: 2019069048



III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by 2009 - 2017 Housing Element, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Haz. Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

IV. DETERMINATION

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project COULD have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project COULD have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: Kevin Caldwell

Date: June 10, 2019

Kevin Caldwell, Community Development Director

V. ENVIRONMENTAL CHECKLIST AND EVALUATION

Evaluation of Environmental Impacts

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addresses. Identify that effects from the above checklist were within the scope of and adequately analyze in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures that they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plan, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats, however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue shall identify:
 - a) The significant criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

ENVIRONMENTAL CHECKLIST AND IMPACT ANALYSIS:

1. AESTHETICS. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings visible from a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The City of Rio Dell, located in the Eel River Valley, is dominated by scenic vistas of redwood-covered slopes meeting winding river deltas. Bound to the north, east and south by the nationally designated Wild and Scenic Eel River and to the west by the Scotia Bluffs, the City provides high aesthetic value to greater Humboldt County.

Rio Dell's scenic resources include not only the natural environment, but the built environment as well. Rolling hills surround the changing elevations of the City with various land uses positioned along an historic riverbed, graduated slopes and open plateaus. Within the City, views include residences, schools, churches and a variety of landscape elements. Along its eastern boundary, trees provide a visual buffer to Highway 101 which is *eligible* for official scenic highway designation.

The Rio Dell General Plan Scenic Highway Element states that Monument Road, and Blue Slide-Grizzly Bluff Roads are both considered scenic by local residents and were suggested for inclusion in any scenic route program. Residents living in the Monument area and the hillside above Pacific Avenue have a broad vista of the "Eel River as it flows past the community" as well as the Scotia Bluffs across the River.

The City is further characterized by its various neighborhoods. Older neighborhoods can be distinguished by distinctive architecture that contributes to the City's aesthetic value. However, low quality construction and incremental development has decreased the aesthetic value of certain areas of the City.

Discussion/Determination

a-c) The Housing Element will not: have a substantial adverse effect on a scenic vista, substantially damage scenic resources such as trees, rock outcroppings, or historic buildings within a scenic highway; not substantially degrade the existing visual character or quality of

the site and its surrounding.

The impact of City development on scenic resources was previously addressed in Rio Dell General Plan 2015 Program EIR (2015 EIR) which serves as a first-tier EIR for subsequent environmental review.

Buildout of the 2019 - 2027 Housing Element would add new residential structures in the City of Rio Dell. The Element accommodates the Department of Housing and Community Development (HCD) Regional Housing Needs Allocation (RHNA) numbers which plan for an additional 51 housing units over the next eight years. The majority of these new housing units would be located within existing developed areas. Views across vacant lots designated for urban development could be impacted if new housing units were located there.

The slopes of the Monument neighborhood are designated for rural land uses and some visual impacts are expected due to limited new residential development in that area. This is potentially significant because the Monument neighborhood is a prominent vista in Rio Dell. Uses along the bank of the Eel River will not change significantly; however, some visual impacts may occur as new residential development occurs in that area.

The aesthetic impacts would be potentially significant if implementing the 2019 - 2027 Housing Element resulted in substantial adverse impacts on scenic, vistas, or viewsheds. Policies within the Housing Element do not conflict with the City's land use designations; therefore, new structures permitted within the Housing Element are appropriate.

Furthermore, future housing development will be subject to zoning, subdivisions and related implementation, and ordinance compliance would analyze potential impacts to scenic vistas or roadways. Impacts will be identified and mitigated on a project-by-project basis. These established ordinances regulate height, setbacks, and other aesthetic considerations.

For the above reasons, a ***less than significant impact*** will occur.

d) The 2019 - 2027 Housing Element will not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

The 2019 - 2027 Housing Element would not directly create a new source of substantial light or glare that would adversely affect nighttime views as the Element does not include any specific development designs or proposals, nor does it grant any entitlements for development. Future residential projects would be analyzed on a project-by-project basis and would be subject to the City's current standards, design and land use regulations. A ***less than significant impact*** will occur.

2. AGRICULTURE AND FORESTRY RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with agricultural zoning or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss or conversion of forest land?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Precipitation, fertile soils, and the mild coastal climate make for productive farming in the flat alluvial terraces around Rio Dell. The majority of suitable farmland in Rio Dell has already been converted to residential uses, or is surrounded by residential development. Agricultural activity in the City includes small-scale farming, grazing, and timber production, and occurs primarily in Rural and Natural Resource land use designations including the Monument Neighborhood. Eel River terraces both up and down stream provide higher quality agricultural sites than those in the City.

Discussion/Determination

a-d) The 2009 - 2017 Housing Element will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, nor will it conflict with existing zoning for agricultural use, or with a Williamson Act contract.

The Humboldt County agricultural soils mapping is based on the Soils of Western Humboldt County, 1965, and prime agricultural lands are defined as Storie Index 60 — 100. There are no Williamson Act contracts for lands located within the Rio Dell Plan Area.

Based on the Southern Humboldt Prime Agricultural Soils map (Humboldt 2025 General Plan Update Natural Resources and Hazards) prepared by Humboldt County for the General Plan update, there is a total of 94 acres of prime agricultural land within the City of Rio Dell, all of which is located within the Monument Neighborhood. Please refer to Figure 2. This neighborhood is within the Rural (R) land use designation which allows one dwelling unit per five acres (1du/5 ac) and is primarily designated for agricultural uses. Limited residential development is consistent with agricultural uses.

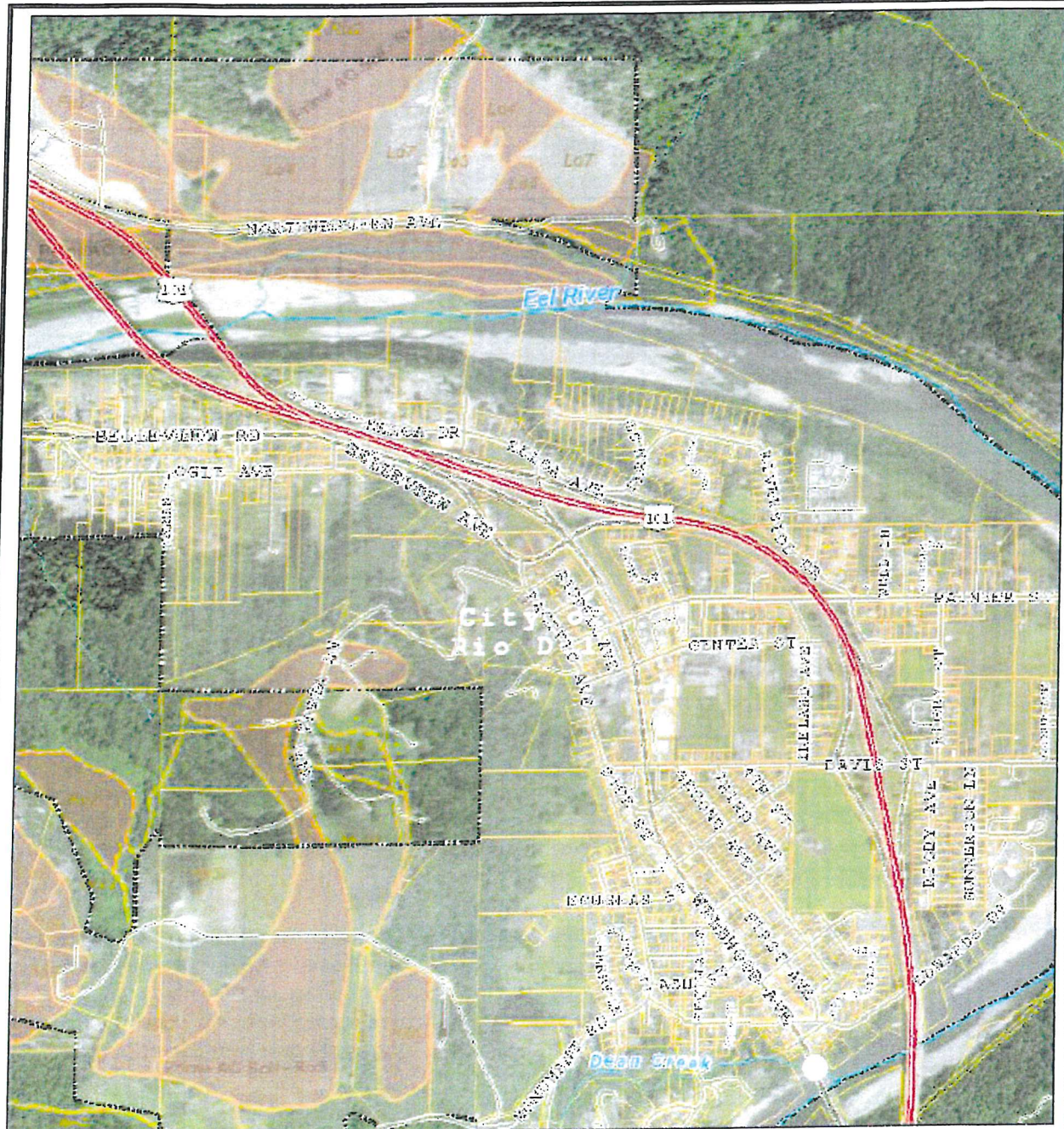
There are no proposed changes in the Housing Element that would conflict with or cause the rezoning of, forest land, timberland, or timberland zoned timberland. Although there are some

timberlands by definition within the City, there are no lands designated Timber Production Zone (TPZ) within the City.

e) The 2019 - 2027 Housing Element does not involve any other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland or forestland/timberland to non-agricultural uses.

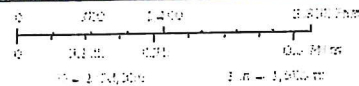
The Rio Dell General Plan clearly defines land use designations that are appropriate for housing unit development and lands that shall remain in agriculture and timber use designations. The prime agricultural lands are designated as Rural, intended to provide for agricultural and very low-density residential areas, and can be divided into lots only as small as five acres. The proximity of agricultural lands to urban development raises concerns regarding conflicts with surrounding land uses. The placement of non-agricultural uses adjacent to agricultural uses can result in conflicts including slow-moving vehicles, noises or odors associated with agricultural uses. The 2019 - 2027 Housing Element does not identify or propose specific development projects; any potential conflicts regarding agriculture-urban conflict will be dealt with on a case by case basis.

Rio Dell General Plan policies, land use designations and zoning regulations would reduce agricultural impacts from implementing the 2019 - 2027 Housing Element to a ***less than significant impact*** level.



ArcGIS Web Map

Humboldt County Planning and Building Department



**City of Rio Dell
2019 – 2027 Housing Element**

**Figure 2
Prime Ag Soils**

3. AIR QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The City of Rio Dell benefits from generally good air quality. The City has limited industrial and commercial emissions sources and good airflow. Sources of air emissions within Rio Dell include motor vehicle traffic, wood burning, and dust. Rio Dell and the Eel River valley have a low potential for forming ozone smog because of good ventilation from winds and natural air drainage along the Eel River corridor. Sources of ozone precursor emissions are low enough that ozone smog does not rise to significant levels even when there is no wind. Also, the air basin has good vertical mixing in summer months, which helps disperse pollutants before they can build up to harmful levels.

The California Air Resources Board (ARB) has primary responsibility for regulating emissions from stationary, mobile, and area sources. The state also delegates many responsibilities to local air districts. The City of Rio Dell is part of the North Coast Unified Air Quality Management District (NCUAQMD), which recommends local mitigations for air quality impacts. The City has ultimate authority and responsibility for adopting and implementing air quality measures.

The District currently meets all federal air quality standards but has a non-attainment classification. Nonattainment classification means that the air quality for that pollutant does not meet the standard for healthy air; in this case, the District exceeds maximum limits for airborne particles that are ten microns in diameter and smaller (PM₁₀). Air quality standards are set for particulate this size as particles under 10 microns can impact human lung natural filtration systems. The North Coast, along with most of California, does not meet the ambient levels the state sets for PM₁₀; the federal PM₁₀ standard is three times the level set by California (i.e. CA has more stringent air quality regulations than the federal regulation.)

Discussion/Determination

a-f) The 2019 - 2027 Housing Element will not conflict with or obstruct implementation of the applicable air quality plan, nor will the Element violate any air quality standard or contribute substantially to an existing or projected air quality violation. The Element will not result in a cumulatively considerable net increase in criteria pollutants for which the region is in non-attainment.

The impact of City development on air quality was previously addressed in the 2015 EIR. A project would have a significant adverse impact on air quality if it generates pollutants that violate air quality standards, contributes to an existing or projected air quality violation, generates pollutants which temporarily cause substantial degradation of air quality in the local area, or creates offensive odors. Emissions from additional wood stoves and fireplaces (from new housing units) would contribute to increases in PM₁₀. Construction of new units, demolition of existing units and unpaved roadways will contribute to existing and future violations of state standard. Future population increases will result in additional vehicle use. While a very small source compared to total area emissions, increased vehicle emissions will make it more difficult to attain air quality standards.

The 2019 - 2027 Housing Element serves as a planning document establishing goals, policies, and programs relative to addressing housing needs for all City residents, the Element does not propose specific projects. Future housing projects would be subject to City General Plan policies and environmental review as required by CEQA.

Housing units developed following proposed 2019 - 2027 Housing Element policies would be considered sensitive receptors that could be exposed to pollutant concentrations. As discussed above, future housing development would be subject to General Plan policies related to air quality, be required to conform to North Coast UAQMD 1995 Particulate Matter PM₁₀ Attainment Plan, and meet Nation Ambient Air Quality Standards.

State and federal regulation preempt local control of emissions from cars, buses, trucks, and other vehicles and crafts. The State of California has adopted some of the most stringent requirements in the world to reduce air quality impacts, including on gasoline and diesel fuel, to reduce PM₁₀ and other harmful emissions.

The above policies and regulations will reduce air quality impacts to a ***less than significant level***.

4. BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the DFG or FWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the DFG and FWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of native resident or migratory fish/wildlife species or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted HCP, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Except for the wetland areas along streams and drainage channels, Rio Dell is not considered prime habitat for sensitive plant species. The wetland and riparian areas provide habitat for certain special status plants. According to the U.S. Fish and Wildlife Service, most of the Eel River channel (extending approximately to the 500-year flood plain boundary) is included within the National Wetlands Inventory. The Eel River channel south of Davis Street was not mapped as part of the National Wetlands Inventory but exhibits many of the same characteristics as the channel north of Davis Street. The 500-year flood plain associated with the channel within the City and south of Davis Street contains potential wetlands.

Amphibians listed as species of special concern may exist in the wetlands and forested areas surrounding Rio Dell. Habitat for threatened and endangered fish species exist in the Eel River and possibly Dean Creek. In addition, riparian zones, forests and upslope woodlands surrounding Rio Dell have the potential to support a variety of bird species, including species of special concern, threatened and endangered species; however, the majority of the habitat is not ideal and would have a low probability of supporting these species. No threatened or endangered flora or fauna are known to exist in the Rio Dell planning area.

Within one half mile of Rio Dell, but not within the City limits, the California Department of

Fish and Game has mapped the occurrence of the following special status species: Marbled Murrelets; Osprey; Northern Spotted Owls; and Great Blue Heron (CDFG Natural Diversity Database, Spotted Owl Database, Marbled Murrelet Database). The U. S. Fish and Wildlife Service has further mapped the occurrence of long-beard lichen within the Nanning Creek watershed across the Eel River from the City of Rio Dell. There are no special status flora or fauna species mapped within Rio Dell.

Special Status Species in Rio Dell Area

Numerous special status plant species have been located in the forest and prairies surrounding Rio Dell by qualified botanists from Humboldt State University. No site specific plant surveys have been conducted in Rio Dell, however, the special status plants that are known to occur in the area include Maple-Leaved Checkerbloom (*Sidalcea malachroides*), Siskiyou Checkerbloom (*Sidalcea malaviflora ssp. patula*), Coast Checkerbloom (*Sidalcea oregana ssp. eximia*), Running Pine (*Lycopodium clavatum*), Small Groundcone (*Boschnia hookeri*), Humboldt Milk-Vetch (*Astragalus agnicidus*), Howell's Montia (*Montia howellii*), Flaccid Sedge (*Carex leptalea*), Meadow Sedge (*Carex praticola*), *Erythronium revolutum*, Bensoniella (*Bensoniella oregana*), *Senecio bolandexi*, *Pleuropogon refractus*, and *Carex vividula*.

Except for the wetland areas along streams and drainage structures, most of Rio Dell is not ideal habitat for sensitive plant species. The wetland and riparian areas however, provide high quality habitat for special status plants and include the entire bank of the Eel River, the slopes adjacent to Dean Creek and the unnamed creek in the Bellevue neighborhood, and a few small drainages.

Some amphibians listed as species of special concern may also exist in the wetlands and forested areas surrounding Rio Dell. Amphibians of Special Concern include: Tailed Frog (*Ascaphus Truei*), Del Norte Salamander (*Plethodon Elongatus*), Northern Red-Legged Frog (*Rana Aurora Aurora*), Foothill Yellow-Legged Frog (*Rana Boylii*), and Southern Torrent Salamander (*Rhyacotriton Variegatus*).

Habitat for threatened and endangered fish species exists in the Eel River and possibly Dean Creek. Sensitive fish species known to utilize the Eel River adjacent to Rio Dell include Coast Cutthroat Trout (*Oncorhynchus Clarki Clarki*), Coho Salmon (*Oncorhynchus Kisutch*), Summer Steelhead Trout (*Oncorhynchus Mykiss Irideus*), and Spring-Run Chinook Salmon (*Oncorhynchus Tshawytscha*). Habitat for the Northwestern Pond Turtle (*Clemmys Marmorata Marmorata*), a species of special concern also exists along the banks of the Eel River.

The Riparian forests and upslope woodlands surrounding Rio Dell have the potential to support a variety of bird species, including species of special concern, threatened and endangered species, however the majority of the habitat is not ideal and would have a low probability of occurrence. Birds with a potential to occur in Rio Dell area include Cooper's Hawk (*Accipiter Cooperii*), Northern Goshawk, (*Accipiter Gentilis*), Tricolored Blackbird (*Agelaius Tricolor*), Golden Eagle (*Aquila Chrysaetos*), Great Egret (*Ardea Alba*), Great Blue Heron (*Ardea Herodias*), Black Swift (*Cypseloides Niger*), Snowy Egret (*Egretta Thula*), Bald Eagle (*Haliaeetus Leucocephalus*), Black-Crowned Night Heron (*Nycticorax Nycticorax*), Osprey (*Pandion Haliaeetus*), Bank Swallow (*Riparia Riparia*), And Northern Spotted Owl (*Strix Occidentalis Caurina*).

Discussion/Determination

a-d) The 2019 - 2027 Housing Element will not adversely affect species identifies as candidate, sensitive or special status by state and federal agencies of the species exist within the City. The Element will not adversely affect riparian habitat or other sensitive natural communities identified in local or regional plans, policies, and regulations or by the DFG or USFWS and on federally protected US waters as defined by Section 404 of the Clean Water Act. The Element will not directly interfere with native resident or migratory fish. No policies within the Housing Element facilitate development within sensitive habitats.

The impact of housing development in the City which could result in impacts to biological resources was addressed in the 2015 EIR.

The 2019 - 2027 Housing Element projects an increase in City population over the course of the planning period. Many of the vacant and underutilized parcels in the City, appropriately designated for housing unit development are likely to be developed at historical growth rates. Small, vacant parcels surrounded by urban development offer little wildlife habitat value. Larger parcels, contiguous parcels, and parcels located adjacent to watercourses or other natural areas do currently provide habitat for flora and fauna species. Development on these parcels has the potential to reduce wildlife habitat. Reduction in habitat is one of the chief factors leading to the decline of native species and subsequent decline in biodiversity.

Further, one of the potentially significant cumulative impacts of the development on both small and large parcels is the fragmentation of native habitats. When connectivity between open spaces is broken, the movement and health of wildlife communities may be impaired.

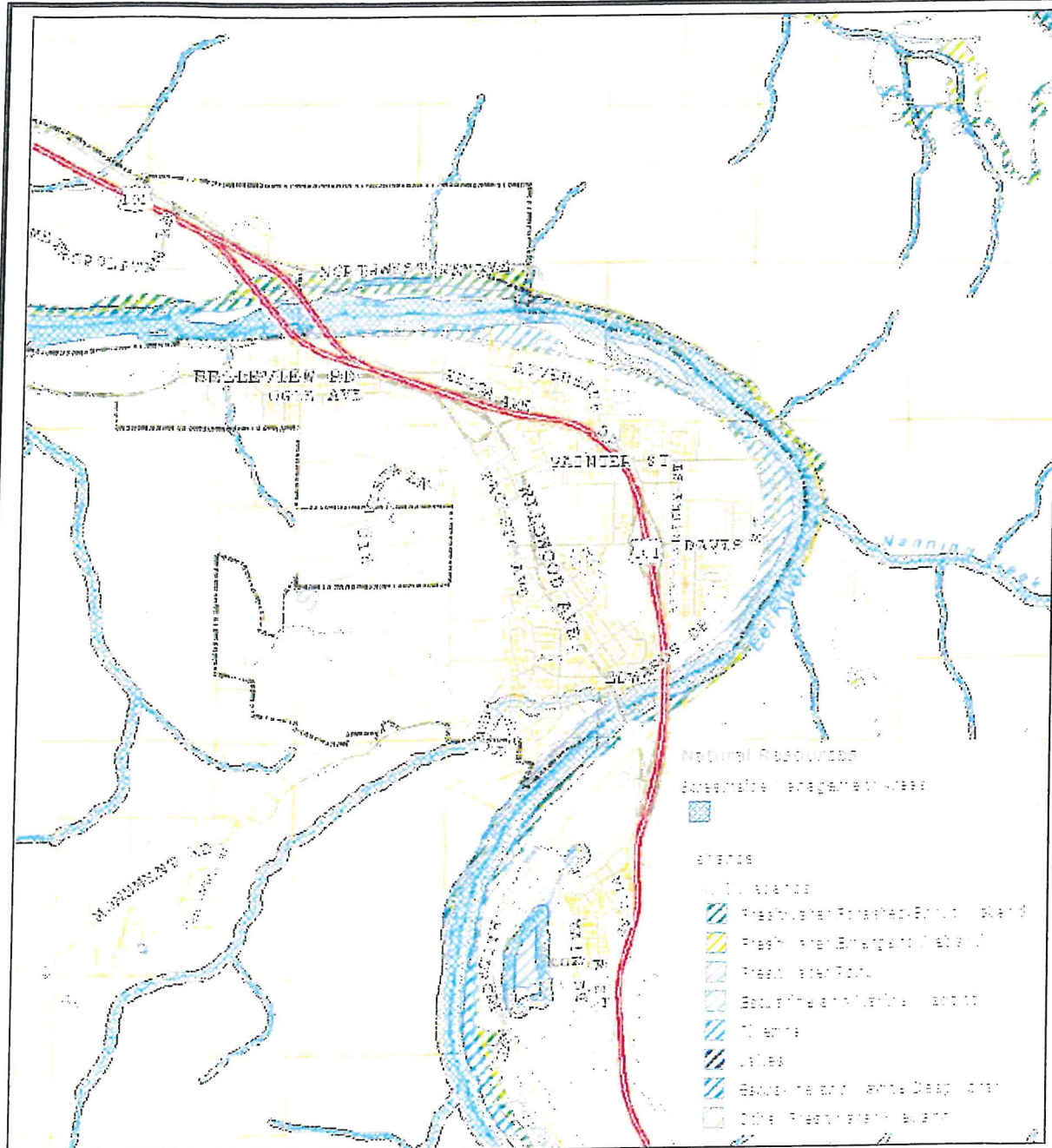
The 2019 - 2027 Housing Element identifies land uses that are consistent with the land use designations and zoning in the Rio Dell General Plan Land Use Element. The Element does not propose changes to the existing land use designations and zones nor does it propose the expansion of residential land uses. Residential uses in the General Plan avoid development in sensitive habitats, wetlands and riparian zones and do not impact fish species health or passage.

The 2019 - 2027 Housing Element does not propose development; all future residential development occurring in the City would be required to be in compliance with local regulations and would be analyzed pursuant to CEQA on a case-by-case basis. *Less than significant impact.*

e-f) The 2019 - 2027 Housing Element does not conflict with any local policies or ordinances protecting biological resources or conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan.

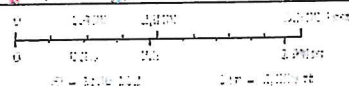
The 2019 - 2027 Housing Element supports local regulations that protect biological resources and will not interfere with the Recovery Strategy for California Coho Salmon (CDFG 2004), a strategy that aims to restore, protect and enhance salmon habitat.

The Element does not propose development; all future residential development occurring in the City would be required to be in compliance with local regulations and would be analyzed pursuant to CEQA on a case-by-case basis. **No impact.**



ArcGIS Web Map

Humboldt County Planning and Building Department



**City of Rio Dell
2019 – 2027 Housing Element**

**Figure 3
Water Courses & Wetlands**

5. CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Paleontological Resources

The Scotia Bluffs Formation, a prominent geologic feature visible across the Eel River from the City of Rio Dell, is made up of massive fine- and medium-grained sandstones, pebbly conglomerate and siltstone.

The Scotia Bluffs are a significant source for many fossils; types of fossils found suggest that water depths of up to 30 meters once impacted the bluffs. Mollusks and sand dollars are commonly found in the bluffs, as well as the remains of ocean vegetation, turtles, starfish and agatized whale bone. Fossils have also been found along the Eel River within the City.

Archeological Resources

According to the Humboldt County 2025 General Plan Update Natural Resources and Hazards Report, the original people of the "Eel River complex" are referred to as Transitional Athabascans, as their culture is a bridge between the Hupa and Whilkut to the north, and other tribes to the south.

Rio Dell is very close to the aboriginal territory boundaries of several tribes, including the Wiyot (whose southern ancestral territory boundary is believed to have been between the mouth of the Van Duzen and Rio Dell), and the southern Athabascan groups including Mattole, Nongatl, and Sinkyone (whose northern ancestral territory boundary is believed to have been in the area of Rio Dell). Based on A.L. Kroeber's Handbook of Indians of California (first published in 1925), Rio Dell appears to be at the edge of the aboriginal territory of the Sinkyone people, whose territory included the Shelter Cove coast and most of the South Fork Eel River extending along main stem Eel River just beyond Rio Dell. Rio Dell is also at the edge of Wiyot territory which includes the Eel River Valley and coastal plain to the north.

Although not reflected in City or County records, there may be culturally sensitive areas and sites of special importance to Native Americans within the City of Rio Dell. Culturally sensitive areas include village sites, cemeteries, and lithic scatters (concentrations of stone chips,

flakes, and tools). The North Coastal Information Center has records of approximately 2,040 cultural resource sites in Humboldt and Del Norte counties and will be a source of information for archival records of culturally sensitive areas within Rio Dell.

All discretionary projects involving ground disturbing activities are referred to the North Coastal Information Center and the Bear River Band of the Rohnerville Rancheria (Wiyot) for comments and recommendations. Those projects deemed to have a possible impact to archeological resources are required to conduct a Phase I investigation. In those areas that have a likelihood of containing archeological resources, representatives of the Bear River Band of Rohnerville Rancheria and the Wiyot tribe are invited to observe these activities.

If potential archaeological resources, paleontological resources or human remains are unearthed during these activities, all work ground disturbing activities are required to stop and a qualified archaeologist funded by the applicant and approved by the City of Rio Dell and the Bear River Band, is contracted to evaluate the find, determine its significance, and identify any required mitigation (e.g., data recovery, resource recovery, in-situ preservation/capping, etc.). Any such mitigation is required to be implemented by the developer prior to resumption of any ground disturbing activities.

In addition, in accordance with California Health and Safety Code §7050.5 and California Public Resources Code §5097.94 and 5097.98, if human remains are uncovered during project subsurface construction activities, all work is required to be suspended immediately and the City of Rio Dell, Humboldt County Coroner and the Bear River Band of the Wiyot Nation is immediately notified. If the remains are determined by the Coroner to be Native American in origin, the Native American Heritage Commission (NAHC) is notified within 24 hours of the determination, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.

Historic Resources

Rio Dell was originally located by Gregg-Wood party in a southward journey in the 1840's. The area was known as Eagle Prairie until 1870, when it was renamed Rio Dell by Lorenzo Painter, an early Rio Dell landowner and the founder of the town. Lorenzo Painter laid out the first plat of Rio Dell and served as its first Post Master, having been named to that position by Ulysses S. Grant in 1876.

The history of Rio Dell is closely tied to the history of Scotia, the neighboring town across the Eel River. Scotia, known as a "company town", was entirely owned by the Pacific Lumber Company (PalCo). The lumber mill employed residents of Rio Dell since its establishment, and continues to affect Rio Dell's local economy.

Although there are many older buildings and houses constructed prior to 1920, there are no official Historic Sites or structures on the National Register of Historic Places Landmarks in Rio Dell.

Discussion/Determination

a-d) The 2019 - 2027 Housing Element will not have a direct adverse impact on historical or archaeological resources, unique paleontological resources or unique geologic features, or disturb human remains.

The 2019 - 2027 Housing Element encourages the provision of a range of housing types, but does not propose any specific development projects. Buildout under the General Plan may potentially disturb cultural resources, but development will be analyzed on a case-by-case basis and will be subject to Rio Dell development regulations including:

- When archaeological resources are likely to be present at a construction site, monitoring of excavation and other soil disturbing activities by qualified observers shall be required.
 - Upon discovery of archeological or paleontological materials, all grading or other land-disturbing construction activities at the site shall be suspended until the nature of the cultural resource has been assessed and the appropriate action has been determined.
- For the above reasons, a ***less than significant impact*** will occur.

6. GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a know fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, creating substantial risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Rio Dell is underlain by undifferentiated non-marine terrace deposits of the Holocene (8,000 years ago to the present) and Pleistocene (1.8 million to 8,000 years ago) epochs. This material

is dissected and/or uplifted gravel, sand, silt, and clay deposited by the Eel River. The slopes surrounding the main terrace are marine and non-marine overlap deposits from the late Pleistocene to middle Miocene (23.8 to 5.3 million years ago).

The banks of the Eel River within the City, located within the 100- and 500-year flood plains, include alluvial deposits of clay, silt, sand, and gravel. There are no active faults identified within the Rio Dell City limits, however, nearby fault zones pose a potential seismic hazard. Landslides and ground shaking from a major seismic event could cause damage within the City. Disturbances to steep slopes with highly erodible soils can lead to ground slippage or landslides.

Ground Shaking and Stability

Rio Dell is located within an active seismic setting. The geology of the area plays an important role in determining the suitability of sites for construction of buildings and infrastructure. In 1992, the City experienced three earthquakes of magnitude 6.7, 6.8, and 7.2 (Richter Magnitude), causing serious damage to infrastructure and non-reinforced masonry and wood buildings. No faults have been mapped in the City; however, the Russ Fault exists two miles southwest of the City. In addition, to the west of Rio Dell lies the Mendocino Triple Junction which experiences the highest concentration of earthquake events in the continental United States. There are no Alquist-Priolo Earthquake Fault Zones within three miles of the City of Rio Dell.

Landslides

Moderate and/or strong earthquakes often trigger movement of hillside materials. This may occur in the form of landslides, rock avalanches, mud and debris flows, or other types of slope failure; the steep natural or artificial slopes and high water content that are present in portions of Rio Dell may favor such failures. The Monument neighborhood contains the steepest slopes within the City limits and has the potential for slope instability issues. The Riverside and Edgewater neighborhoods contain the banks of the Eel River and the smaller drainages within the town may have limited stability. The majority of land within the Town Center, Belleview, Riverside, and Edgewater communities is categorized as stable. Liquefaction resulting from earthquakes is not considered as great a risk in the lower slope areas.

Discussion/Determination

a-d) The 2019 - 2027 Housing Element will not increase exposure of people and structures to seismic hazards, including rupture of a fault, strong seismic shaking, seismic-related ground failure, or landslides. The Element will also not result in substantial soil erosion or topsoil loss, locate structures on unstable geological units or units that may become unstable, or on expansive soils. The Element is a policy document that does not identify specific projects that expose people or structures to the above hazards.

Earthquake activity is a moderate concern in the City as earthquakes generated on the active Russ or Little Salmon faults could result in strong ground shaking within city limits. Rio Dell is

partially located on young, unconsolidated Eel River alluvium; there is potential that liquefaction may occur during strong earthquakes.

Constructing housing units and associated improvements on or below steep slopes can affect slope stability and could potentially expose people and/or structures to danger. Additionally, future construction in the City would result in moving and grading topsoil in turn disturbing soils are more prone to erosion from wind and water.

City of Rio Dell General Plan states that before any major excavation, or the construction of dwellings, public facilities, or commercial and industrial buildings is permitted by the City within the area of low and moderate stability, special studies by a registered soil engineer or licensed geologist should be undertaken by the developer and necessary provision be made for reducing landslide risk.

All new development will be required to adhere to these policies and will be subject to seismic, geotechnical review, and grading standards for approval. For the above reasons, a **less than significant impact** will occur.

e) The 2019 - 2027 Housing Element Update does not support the use of septic tanks or alternative wastewater disposal systems on soils that are incapable of supporting this use. The City regulates wastewater disposal; no septic or alternative wastewater systems will be installed as a result of the 2019 - 2027 Housing Element. **No impact** will occur.

7. GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Greenhouse gas (GHG) emissions have the potential to adversely affect the environment because such emissions contribute cumulatively to global climate change. Cumulative emissions from many projects and activities affect global GHG concentrations and the climate system. Unlike criteria air pollutants and toxic air contaminants, which tend to have localized or regional impacts, GHG emissions tend to disperse more broadly. GHG emissions are more of a global concern because they have longer atmospheric lifetimes than air pollutant emissions. Therefore, the total amount and types of GHG emissions, regardless of their location, have the most substantial effect on climate change globally.

Legislation and executive orders related to climate change in California have established a statewide context for regulating GHG emissions and climate change, despite the global nature of this issue.

GHG's are present in the atmosphere naturally, are released by natural and anthropogenic sources, and are formed from secondary reactions taking place in the atmosphere. Natural sources of GHG's include the respiration of humans, animals, and plants; decomposition of

organic matter; volcanic activity; and evaporation from the oceans. Anthropogenic sources include the combustion of fossil fuels by stationary and mobile sources, waste treatment, and agricultural processes. The following are the principal GHG pollutants that contribute to climate change and their primary emission sources:

- ▶ **Carbon Dioxide (CO₂):** Natural sources of CO₂ include decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; and evaporation from oceans. Anthropogenic sources include burning of coal, oil, natural gas, and wood.
- ▶ **Methane:** Methane is emitted during the production and transport of coal, natural gas, and oil. Methane emissions also result from livestock and other agricultural practices and the decay of organic waste in municipal solid waste landfills.
- ▶ **Nitrous Oxide:** Nitrous oxide is produced by both natural and human-related sources. Primary human-related sources of nitrous oxide are agricultural soil management, sewage treatment, mobile and stationary combustion of fossil fuels, adipic acid production, and nitric acid production. Nitrous oxide is also produced naturally from a wide variety of biological sources in soil and water, particularly microbial action in wet tropical forests.
- ▶ **Fluorinated gases:** These gases are typically emitted in smaller quantities, but because they are potent GHGs, they are sometimes called high global warming potential (GWP) gases. These high-GWP gases are listed below.
 - *Chlorofluorocarbons* are used for refrigeration, air conditioning, packaging, insulation, solvents, or aerosol propellants.
 - *Perfluorinated chemicals or perfluorocarbons* are emitted as byproducts of industrial processes and are also used in manufacturing.
 - *Sulfur hexafluoride*, a strong GHG, is used primarily as an insulator in electrical transmission and distribution systems.
 - *Hydrochlorofluorocarbons* have been introduced as temporary replacements for chlorofluorocarbons and are also GHGs.
 - *Hydrofluorocarbons* were introduced as alternatives to ozone-depleting substances in serving many industrial, commercial, and personal needs. Hydrofluorocarbons are GHGs emitted as byproducts of industrial processes and are also used in manufacturing.

GHG's are not monitored at local air pollution monitoring stations and do not represent a direct impact on human health. Rather, GHG's generated locally contribute to global concentrations of GHG's, which result in changes to the climate and environment.

Discussion/Determination

a) The Housing Element Update will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. While the Element facilitates housing development, it does not propose new development; therefore, the Element will not increase GHG emissions. Development facilitated by the Element will be reviewed on a project by project basis. **No impact will occur.**

b) Because the Housing Element Update facilitates, but does not propose new development, it does not conflict with plans, policies or regulations adopted to reduce GHG emissions. Development will be analyzed to determine GHG emission impacts (if any) on a project by project basis. **No impact will occur.**

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard through the routine generation, transport, use, storage or disposal of fuels/hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites per Government Code § 65962.5 and, as a result, create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Potential hazards that could exist in Rio Dell include earthquakes, floods, wildland fires, landslides, extreme weather, hazardous materials, and major vehicle accidents. The City has an adopted Emergency Operations Plan, which identifies the City's emergency planning, organization, response policies and procedures. The plan also addresses the integration and coordination with other local, state, and federal emergency response operations. Hazards which have caused damage to Rio Dell in the past include earthquakes and flooding. There are no airports or landing strips in the City of Rio Dell.

Discussion/Determination

a-c) The Housing Element Update will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, nor will it create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Further, the Element will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

The Housing Element Update does not propose any construction or related activities; while the Element would facilitate development, redevelopment and rehabilitation of housing in the City, residential uses do not involve the transportation, use or disposal of hazardous materials, nor will it cause hazardous emissions.

Redevelopment or rehabilitation of existing housing in the City that was constructed prior to the Federal and State regulations banning or reducing asbestos and lead-based paint in residential construction have the potential to release materials hazardous to public and/or environment. Redevelopment and/or rehabilitation projects will be analyzed on a project-by-project basis to ensure proper disposal of hazardous materials. ***Less than significant impact*** will occur.

d) The Housing Element Update does not provide for residences to be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. ***No impact*** will occur.

e-f) No airports or landing strips are located within the City of Rio Dell or in the immediate vicinity; therefore, housing will not be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, nor located within the vicinity of a private airstrip. ***No impact*** will occur.

g) The Housing Element Update will not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan. Humboldt County is the primary agency responsible for emergency response and evacuation in the county. The City of Rio Dell is required to coordinate emergency planning and response with the Humboldt County Department of Environmental Health (HCDEH). The Humboldt County Emergency Operations Plan (EOP) and Operational Area Hazard Mitigation Plan (OAHMP) address emergency response associated with natural and manmade disasters and national security emergencies affecting the County. As stated above, the City has also adopted an Emergency Operations Plan.

The Element does not propose, but facilitates residential development within the City, therefore, project growth may increase the need for emergency response related to identified hazards. However, the Element would not close existing street, create barriers to circulation, develop within floodplains, create substantial new hazards, or otherwise create challenges during an emergency, nor will the Element interfere with EOP or OAHMP. For the above reasons, a ***less than significant impact*** will occur.

h) The Housing Element Update will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Although the City has not experienced any recent wildland fires, the geography of the area and the condition of the adjacent forests cause fire hazards. Rio Dell sits at the edge of forestlands that pose a moderate fire risk to the community; however, the Element does not propose new development and it is consistent with the City's existing General Plan and Land Use Diagram. **No impact** will occur.

9. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would exceed the capacity of the existing/planned stormwater drainage systems or result in flooding onsite or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through stream or river course alteration, in a manner which would result in substantial water born erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard Area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The City of Rio Dell is located in the Eel River Watershed extends from the headwaters in the mountains to the east to the mouth of the river at the Pacific Ocean and has a total drainage area of approximately 3,680 square miles (Planwest, 2010). The watershed feeds the Eel River which is Clean Water Act Section 303(d) listed as "impaired" by sediment and temperature, and which provides recreational values and habitat for threatened and endangered species (Dyett & Bhatia, 2002, Winzler & Kelley, 2008).

The City operates its storm drainage system under a Phase II National Pollution Discharge Elimination System (NPDES) storm water permit which discharges to the river as a nonpoint pollution source Winzler & Kelley, 2008). The City also operates a wastewater treatment plant (WWTP) which discharges treated effluent to the river during the winter months, and stores effluent in storage ponds during the summer months for discharge to the river during summer, under Waste Discharge Requirements (WDRs), NPDES permits, Total Maximum Daily Load (TMDL) requirements, and other applicable permits and regulations (Ibid.).

The City and greater Eel River Valley area are underlain by the Eel River Valley Groundwater Basin (DWR, 2004). The Basin covers an area of 120 square miles (73,700 acres), is composed of the Eel River delta and channel gravels, floodplain clays and silts, and older terrace gravels of the Eel River and Van Duzen River, and is one of the principal groundwater basins in Humboldt County (Ibid.). Groundwater recharge to the Basin is from direct precipitation and seepage from the Eel and Van Duzen Rivers. The estimated usable water storage capacity and withdrawals from the basin are 136,000 and 40,000-60,000 acre feet, respectively (Dyett & Bhatia, 2002).

Portions of the City, including those along the Eel River and along some of the local creeks, are located within the 100-year floodplain as identified by the Federal Emergency Management Agency (FEMA) on its Flood Insurance Rate Maps (FIRM).

Discussion/Determination

a, c, e & f) The proposed 2019 - 2027 Housing Element does not include proposals for new development, and does not include proposals to change existing land use designations or zoning. Also, the proposed Element emphasizes infill development and requires that new residential development occur in areas already serviced by the City's municipal storm drain and sewer systems. Still, because the Element would remove potential obstacles to the development of approximately 51 new housing units in the City over the next eight years, there is the potential that such activities could generate sediment and erosion during construction, and urban runoff and wastewater during use. However, this sediment, erosion, urban runoff and wastewater would not violate water quality standards or waste discharge requirements, and would not provide substantial additional sources of polluted runoff, for the following reasons:

- Federal, State, County and City regulations, plans and permits are in place to control and minimize pollutants in stormwater runoff and treated wastewater discharges, including but not limited to the CWA, State Quality Control Plan for the North Coast Basin (Basin Plan), State Water Resources Control Board General Permit for Storm Water Associated with Construction Activity, Stormwater Pollution Prevention Plan (SWPPP) requirements, State TMDLs for the Eel River, and the City's NPDES Phase II municipal stormwater discharge permit and NPDES treated wastewater discharge permit. These regulations, plans and permits have all been designed to avoid water significant water quality impacts associated with new development.

- Existing City General Plan policies already require that: the Eel River, streams and drainage channels be buffered to protect water quality and habitat values (Policy CO-5.2-1); good water quality be maintained in City watersheds (Policy CO-5.2-7); and new development connect to the City's municipal storm drainage and sewer systems Policy LU-30).
- New discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA.

For the above reasons, a ***less than significant impact*** would occur.

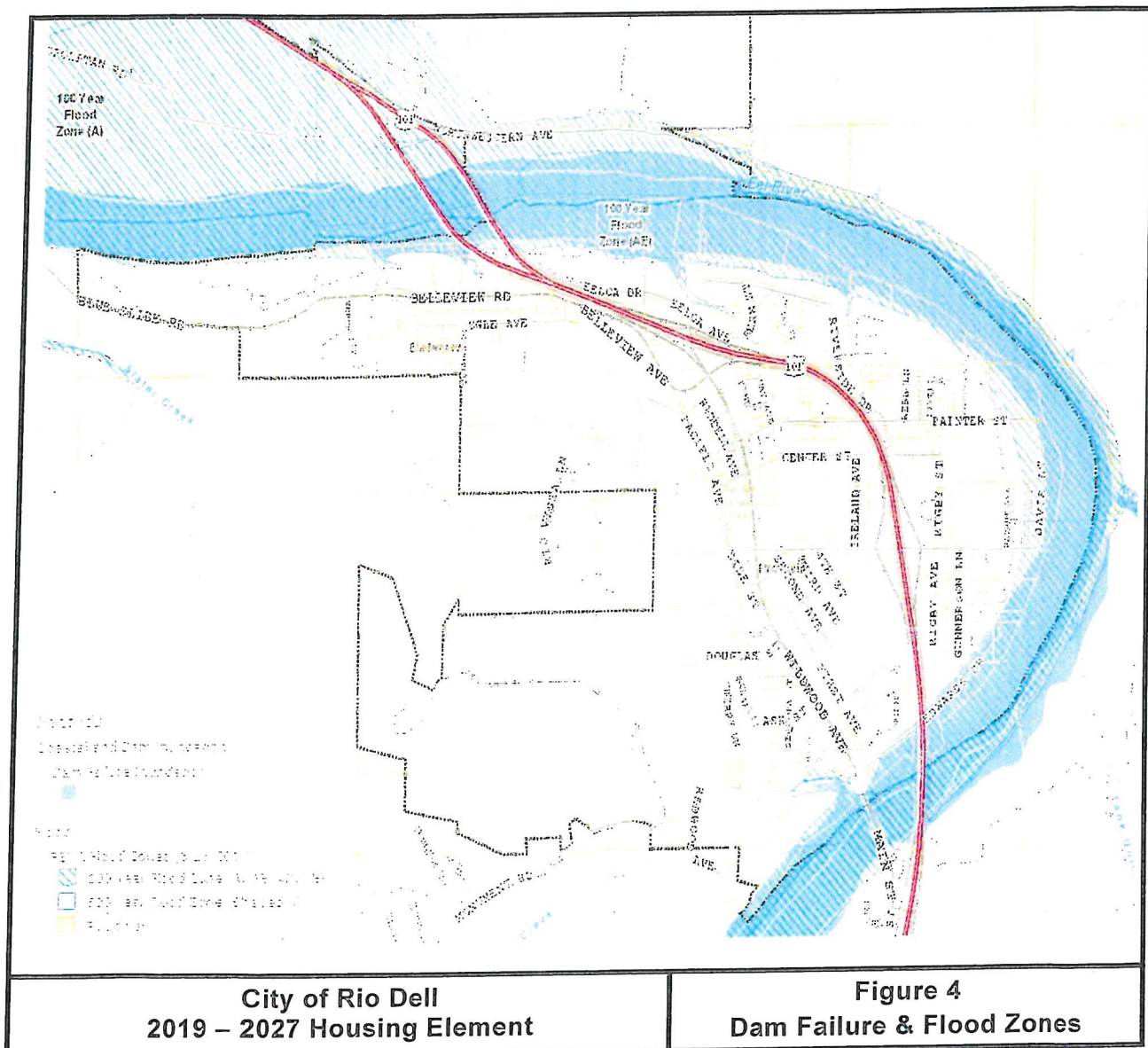
b) The proposed 2019 - 2027 Housing Element does not include proposals for new development. However, because the Element would remove obstacles to new housing in the City, there is the potential that such activities could both consume some groundwater supplies and marginally reduce groundwater recharge through the development of impervious surfaces. Still, current Regional water extraction from the Eel River Valley Groundwater Basin is only at about 50 percent of the annual usable storage capacity of the Basin, meaning that there is a substantial excess of groundwater. In addition, because the City obtains most of its water from an infiltration gallery in the Eel River rather than from groundwater, little if any of the new residential development facilitated under the Element would be served by groundwater. Furthermore, the Eel River Valley Groundwater Basin covers an area of 73,700 acres and new residential development encouraged under the Element would cover only an estimated 13.4 acres with impervious surfaces (less than one-third of one percent of the groundwater basin area). Therefore, the Element would not result in a substantial depletion of groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table. A ***less than significant impact*** would occur.

d) The proposed 2019 - 2027 Housing Element would remove potential obstacles to new housing development in the City. However, it is not anticipated that this new development would substantially alter existing drainage patterns or substantially increase the rate or amount of surface runoff in excess of stormwater drainage systems because: (1) most of this development would be infill development in established urban areas of the City, and/or would occur as second units on existing residential lots, both of which are relatively flat and likely already served by municipal storm drain facilities; (2) proposed Policy A-13 requires the minimization of new housing construction in areas subject to flooding; (3) new City General Plan policy adopted in the context of the 2008 Sawmill and Blue Slide Road Annexations, and GPAs requires that major residential subdivisions include drainage studies that demonstrate how stormwater runoff will be safely conveyed without on-site or downstream flooding; and (4) new development would be subject to the flood control and drainage standards of the City's Municipal Code which have been formulated to avoid flooding. Therefore, the impact would be ***less than significant***.

g-i) Small portions of the City of are located within the 100-year floodplains of the Eel River and area creeks. However, the proposed 2019 - 2027 Housing Element would not place within a 100-year flood hazard area of structures that would impede or redirect flood flows, and would not expose people or structures to a significant risk of loss, injury or death involving flooding, because the "developable" land inventory identified in the Element excludes acreage for lands located within the 100-year floodplain, reflecting a zero (0) residential yield for these areas. Also, even if programs proposed under Housing Element were to allow residential development within the 100-year floodplain: (1) no new housing would be developed within the channels of the Eel River or area creeks; (2), FEMA prohibits new residential development in the 100-year floodplain unless such development and associated road access is elevated above the 100-year Base

Flood Elevation; and (3) any new residential development would be subject to the floodplain management regulations of the City's municipal code which have been formulated to avoid significant flooding impacts. Therefore, the impact would be ***less than significant***.

j) The City of Rio Dell is not subject to inundation by seiches or tsunamis. Portions of the City located immediately hillsides may be subject to some potential for mudflows. However, any residential development where potential obstacles to development would be removed under the proposed Element would likely occur as infill development or as second units associated with established residential lots, both of which are likely located in relatively flat areas of the City's urban core and away from hillside areas. Furthermore, the City's municipal code requires that hazards for new development be assessed and mitigated. Therefore, the impact would be ***less than significant***.



10. LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan (HCP) or natural community conservation plan (NCCP)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

The City of Rio Dell includes approximately 1,640 acres of urban area, farmland and forested area within the Eel River Valley. Predominant land uses in the City include single family residential, some minor commercial along Wildwood Avenue, and a scattering of multi-family, industrial, public and open space uses in the urban core, farmland on the Dinsmore Plateau and in the Monument area, and forested hillsides in the south. The City's General Plan Land Use Diagram includes two primary residential designations, including Suburban concentrated within the urban core and along the Eel River, and Urban Residential concentrated in the east and west. In addition, the Diagram includes several designations where residential is permitted but is not necessarily the primary permitted use, including Rural concentrated in the Dinsmore Plateau area, and Town Center concentrated along Wildwood Avenue in the urban core.

According to the Department of Finance (DOF) the City's population as of January 1, 2019 was 3,326. The population on January 1, 2018 was 3,351. The City of Rio Dell comprises roughly 2.5% of the County's overall population of 135,333 persons.

Discussion/Determination

a) Physical division of an existing community would typically be associated with construction of a new highway, railroad, subway, park or other linear feature. In this case, the proposed Housing Element is a programmatic update of the City's Housing Element and would have no such effect. No development would occur, no changes to the General Plan Land Use Diagram or Zoning Map would occur, and no physical changes which would create barriers within the community would occur. Adoption of the proposed Housing Element would add policy and implementation measures for residential development already planned for in the City. Therefore, **no impact** would occur.

b) The proposed Housing Element does not include proposals for new development and would not change existing General Plan land use designations or zoning - it would merely remove potential obstacles to the development of housing already planned for in the Rio Dell General Plan Land Use Element and Land Use Diagram. Therefore, adoption of the proposed Housing Element would not conflict with any applicable land use plan, policy or regulation of an

agency with jurisdiction over the plan adopted for the purpose of avoiding or mitigating an environmental effect, and **no impact** would occur.

c) The City of Rio Dell is not covered by a habitat conservation plan or natural community conservation plan. Therefore, adoption of the proposed Housing Element would not conflict with any applicable habitat conservation plan or natural community conservation plan. **No impact** would occur.

11. MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

There are close to 100 aggregate, metal, stone and clay extraction sites in Humboldt County with aggregate resources concentrated along the Eel, Mad and Van Duzen Rivers. The Eel River flows through the City of Rio Dell and generates approximately 75 percent of the sand and gravel mined in Humboldt County. There is a gravel quarry located approximately one mile southwest of Rio Dell along Monument Road within the Dean Creek watershed; additional sand and gravel activities are located at the mouth of the Van Duzen River approximately 10 miles northwest of the City.

Discussion/Determination

a-b) The Housing Element Update will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, nor will it result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No mineral extraction occurs within the City boundaries; therefore, **no impact** will occur.

12. NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to excessive groundborne noise/vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

without the project?				
d) A substantial temporary or periodic increase in ambient noise levels in the vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or within two miles of a public airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Community noise is commonly described in terms of the "ambient" noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent sound level (L_{eq}), which corresponds to a steady-state sound level containing the same total energy as a time varying signal over a given period (usually one hour). The L_{eq} is the foundation of the composite noise descriptors such as Ldn and CNEL, and shows very good correlation with community response to noise. The California Department of Health Services' (DHS's) Office of Noise Control has studied the correlation of noise levels and their effects on various land uses and has published land use compatibility guidelines for the noise elements of local general plans. The guidelines are the basis for most noise element land use compatibility guidelines. The recommended maximum acceptable noise levels for various land uses are shown below.

Maximum Allowable Ambient Noise Exposure

Land Use	Suggested Maximum
Residential - Low Density	60 Ldn
Residential - High Density	65 Ldn
Transient Lodging	65 Ldn
Schools Libraries Churches Hospitals	70 Ldn
Auditoriums	70 Ldn
Playgrounds Parks	70 Ldn
Commercial	70 Ldn
Industrial	75 Ldn

Note: Ldn = day-night average sound level.

Source: State of California, Office of Planning & Research 2000

As shown in Table 2-2, persons in low-density residential settings are most sensitive to noise intrusion, with noise levels of 60 dBA community noise equivalent level (CNEL) and below considered "acceptable". For land uses such as schools, libraries, churches, hospitals, and parks, acceptable noise levels go up to 70 Ldn CNEL. For persons in commercial and industrial settings, acceptable levels of noise go up to 70 and 75 Ldn CNEL respectively. Land uses such as residences, health care facilities, public libraries, schools, and parks are typically considered sensitive to noise (sensitive receptors).

Discussion/Determination

a-d) The 2019 - 2027 Housing Element Update will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, will not expose persons to or generate excessive ground borne vibration or ground borne noise levels, will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, and will not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

Although the Element facilitates the development of housing within the City, it does not propose new development in the City. Furthermore, because development allowed under the Element could occur anywhere in the City (within appropriate land use designations), the lever and location of any noise impacts cannot be identified at this programmatic level of planning.

The primary noise impact in Rio Dell is from traffic on the US 101 corridor and on the highway interchanges. Single event daytime noise levels from sources such as truck traffic and commercial activity in the Town Center are occasionally in excess of noisy urban daytime design standards of 60 dB(A). Commercial truck traffic in the City can contribute to single event noise and cause levels up to 86 dB(A). In addition, local domestic activity can generate a single noise event of 64 dB(A) to 86 dB(A) from chain saws, lawnmowers, and other vehicles. Currently the City does not have a noise ordinance. Overall, the City can be defined as having low ambient noise levels. **Less than significant impact.**

e-f) The City of Rio Dell does not have a public or private airport or private airstrip within the city boundary or the vicinity, therefore, any development facilitated by the Housing Element Update will not be impacted by noise associated with these uses. **No impact will occur.**

13. POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in the area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Population

Rio Dell's population grew 5.1 % from 3,012 to 3,174 between 1990 and 2000 and from 3,174 to 3,368 between 2000 and 2010 according to the US Census. This population increase from 2000 to 2010 rose 6.1%. The growth was slightly under the 6.2% increase for the County during the same period. According to the California Department of Finance (DOF), the January 1, 2019

population is 3,326 for the City. The decrease in population from 2010 to 2019 is 42 people. This represents a decrease of about 1.25%.

Population Change 2011 to 2019							
Year	Humboldt County	Increase Decrease	% Change	Rio Dell	Increase Decrease	% Change	Rio Dell % of Humboldt County
2011	135,977	+1,354	+1.0	3,386	+18	+.53	2.49
2012	135,795	-182	-.13	3,364	-22	-.65	2.48
2013	135,424	-371	-.27	3,343	-21	-.62	2.47
2014	135,280	-144	-.11	3,343	0	0	2.47
2015	135,435	+155	+.11	3,341	-2	-.06	2.47
2016	135,666	+231	+.17	3,344	+3	+.09	2.46
2017	135,562	-104	-.08	3,365	+21	+.63	2.48
2018	136,084	+522	+.39	3,351	-14	-.42	2.46
2019	135,333	-751	-.06	3,326	-25	-.74	2.46

Source: California Department of Finance, Official State Population and Housing Estimates, January 1, 2019 (Table E-5)

Population projections for Rio Dell through 2030 are shown below. While no estimate of population growth for Rio Dell is available from the State Department of Finance, an estimate may be derived from estimates generated for the State and County. As noted above, population growth has historically maintained a close relationship to the County-wide figure, averaging roughly 2.5 percent of the County population. Using this percentage of the County figure provides the best available estimate of population growth for Rio Dell. Some variability may be anticipated, however, because Rio Dell's population remains more susceptible to changes in local employment based largely on its greater dependence on resource-based industries.

Year	California		County		Rio Dell	
	Number	Percent Change	Number	Percent Change	Number	As Percent of County Population
2000	34,105,437	--	126,518	--	3,174	2.5%
2010	39,135,676	14.7	134,785	6.5	3,370	2.5%
2020	44,135,923	12.8	142,167	5.5	3,350	2.5%
2030	49,240,891	11.6	147,217	3.6	3,681	2.5%

Housing

Between 2011 and 2019, the Department of Finance reported that the number of housing units in Rio Dell increased from 1,444 to 1,465, or by 21 units. The number of persons per household has dropped from 2.46 in 2011 to 2.38 in 2019. The type of housing and percentage of the overall housing stock is shown below.

Housing Units									
Year	Total	Single Detached	Single Attached	Two to Four	Five Plus	Mobile Homes	Occupied	Vacancy Rate	Persons Per Household
2011	1,444	1,030	70	177	18	149	1,367	5.3%	2.46
2012	1,445	1,032	70	177	18	148	1,364	5.6%	2.45
2013	1,449	1,033	70	180	18	148	1,357	6.3%	2.45
2014	1,452	1,036	70	180	18	148	1,368	5.8%	2.43
2015	1,453	1,037	70	180	18	148	1,373	5.5%	2.42

2016	1,456	1,040	70	180	18	148	1,376	5.5%	2.42
2017	1,459	1,043	70	180	18	148	1,379	5.5%	2.43
2018	1,462	1,045	70	180	18	149	1,388	5.1%	2.40
2019	1,465	1,046	72	180	18	149	1,391	5.1%	2.38

Source: California Department of Finance, Official State Population and Housing Estimates, January 1, 2011 to January 1, 2019 (Table E-5)

Discussion/Determination

a) The 2019 - 2027 Housing Element Update will not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) as the Element does not propose new development or associated infrastructure. However, the Element facilitates the provision of residential housing consistent with historical growth rates and allows for development that is consistent with the City's General Plan and Land Use diagram. **Less than significant impact** will occur.

b) The 2019 - 2027 Housing Element Update will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; although the Element does not propose new development, it facilitates housing development through goals, policies and programs. The Element has the potential to improve housing conditions and affordability on the City, therefore reducing displacement and the need to replacement housing elsewhere. **No impact** will occur.

c) The 2019 - 2027 Housing Element Update meets the City's fair share of regional housing needs, and promotes the provisions of adequate housing for all economic groups. The Element identifies the City's existing need for housing based on current affordability levels, overcrowding, and overpayment. The following projections are used as guidelines to ensure that housing policies and programs focus on a mix of housing types and strategies to meet the housing needs of all economic segments of the community.

Median Household Income		\$42,685	Max % of Median		Starting	Highest	
			Extremely Low (30%)		•	\$12,806	
			Very Low (50%)		\$12,807	\$21,343	
			Low		\$21,344	\$34,148	
			Moderate		\$34,149	\$51,222	
			Above Moderate		\$51,223	•	
Rio Dell Percentage of Households By Income Category							
Income Brackets		Households in Bracket	Extreme Low	Very Low	Low	Moderate	Above Moderate
\$0	\$10,000	92	92	•	•	•	•
\$10,001	\$14,999	156	88	68	•	•	•
\$15,000	\$24,999	223	•	141	82	•	•
\$25,000	\$34,999	124	•	•	113	11	•
\$35,000	\$49,999	205	•	•	•	205	•
\$50,000	\$74,999	296	•	•	•	14	282
\$75,000	\$99,999	197	•	•	•	•	197
\$100,000	\$149,999	94	•	•	•	•	94
\$150,000	\$199,999	10	•	•	•	•	10
\$200,000	\$999,999	0	•	•	•	•	•
		1,397	180	389	195	230	583

Source: ACS 2012-2016 DP03 Data; <http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>

The Humboldt County Association of Governments (HCAOG) is a Joint Powers Authority (JPA). Membership includes Humboldt County and the cities of Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Rio Dell and Trinidad. As directed in State Government Code Section 65584, the Department of Housing and Community Development (HCD) determines the existing and projected housing need for distinct regions in the state. In consultation with HCD, HCAOG is required to adopt a Regional Housing Needs Plan (RHNP) that allocates a share of the regional housing need to each city and county.

HCAOG has prepared the Regional Housing Needs Allocation (RHNA) Plan to fulfill its mandated requirement to allocate by income category, each jurisdiction's "fair share" of projected housing needs for the period of December 31, 2018 through August 31, 2027. This period is the 6th RHNA cycle since the requirements began in 1981. Housing allocations are important components of the Housing Element updates of the County and seven cities in Humboldt County.

Cities and Counties are not required to provide housing designated by the RHNA process. The RHNA is a distribution of housing capacity that each city and county must zone for in a planning period. It is not a construction need allocation.

Development of the RHNA plan began with discussions with HCD in June of 2018. HCAOG's received a final RHNA determination in August 27, 2018 (provided in Appendix A). HCAOG staff met with planning representatives on a regular basis from June through December. The HCAOG Board discussed the RHNA process and methodology in monthly meetings beginning in October. HCAOG's methodology was adopted at a public hearing on December 20, 2018.

As indicated in the final determination from HCD, the 8.7-year projection period begins December 31, 2018 and ends August 31, 2027. The allocation is based on the California Department of Finance projections. The state-mandated RHNA process (Government Code Sections 65580 *et seq.*) requires HCAOG to develop a methodology that determines how to divide and allocate an overall allocation that the region receives from the state to local jurisdictions. HCD's housing need determination is as follows:

HCD Final RHNA Determination for Humboldt County

Income Category	Percent	Housing Unit Need
Very Low*	24.4%	829
Low	15.7%	532
Moderate	18.1%	613
Above Moderate	41.8%	1,416
Total	100.0%	3,390
*Extremely-Low	12.3%	Included in Very-Low Category

At a noticed public hearing, the HCAOG Board adopted a RHNA methodology at their December 20, 2019 Board meeting. The methodology utilized available population and employment data using equal weighting. The final allocations are summarized as follows:

Final 2019 Overall RHNA

Jurisdiction	EDD Employment Data	DOF Population (1/1/2018)	Jobs Distribution	Population Distribution	Jobs-Pop 50-50 Split Allocation %	RHNA
Arcata	10,362	18,398	22.5%	13.5%	18%	610
Blue Lake	182	1,280	0.4%	0.9%	0.7%	23
Eureka	16,956	26,362	36.8%	19.4%	28.1%	952
Ferndale	422	1,367	0.9%	1.0%	1.0%	33
Fortuna	3,819	12,042	8.3%	8.9%	8.6%	290
Rio Dell	246	3,348	0.5%	2.5%	1.5%	51
Trinidad	387	340	0.8%	0.2%	0.5%	18
Unincorporated Area	13,754	72,865	29.8%	53.6%	41.7%	1,414
Totals	46,128	136,002	100.0%	100.0%	100.0%	3,390

Final 2019 RHNA Allocation by Income Category

Jurisdiction	Very Low Income	Low Income	Moderate Income	Above Moderate	RHNA #'s
Arcata	142	95	111	262	610
Blue Lake	7	4	5	7	23
Eureka	231	147	172	402	952
Ferndale	9	5	6	13	33
Fortuna	73	46	51	120	290
Rio Dell	12	8	9	22	51
Trinidad	4	4	3	7	18
Unincorporated Area	351	223	256	583	1,413
Totals	829	532	613	1,416	3,390

The Housing Element Update provides for the 51 additional units during the 2019-2027 planning period by analyzing vacant and underutilized land that is readily available for single- and multi-family housing. There are an estimated 360 developable residential acres in the City limits. In addition, there are an estimated 45+/- commercial acres that allow mixed residential uses in the City limits. Combined, there are about 400 developable acres in the City limits. Given these acreages and using the assumed build-out densities for each land use designation, the estimated developable land area consisting of vacant and underdeveloped land in the City could support roughly 380 units (at mid-point) and about 760 units (at maximum density).

Using the mid-point housing unit holding capacity of 384 units and the average household size of 2.38 persons (per DOF estimates), a population increase of about 913 persons could be accommodated under the current General Plan. For comparison, the 2020 population estimate for Rio Dell is 3,350 persons, an increase of 22 persons over the current Rio Dell population of 3,326 (based on the City maintaining its 2.5 percent share of County population). Current capacity could accommodate more than the projected population increase. ***Less than significant impact*** will occur.

14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Fire protection service in the City is provided by Rio Dell Fire Protection District (RDFPD) out of its Rio Dell station on Wildwood Avenue. According to the Humboldt Local Agency Formation Commission (HLAFCO) 2016 Municipal Service Review (MSR), the RDFPD has 23 volunteers and 4 auxiliary personnel and 7 pieces of fire apparatus (vehicles).

Police projection service in the City is provided by the City of Rio Dell Police Department (RDPD) out of its station at Rio Dell City Hall. The RDPD has six officers and five police cruisers (HLAFCo, 2008).

Rio Dell Elementary School District (RDESD), Fortuna Union Elementary School District (FUESD), and Fortuna Union High School District (FUHSD) manage school service in Rio Dell. The RDESD manages elementary and middle schools in Rio Dell; FUESD manages elementary and middle schools in Fortuna; and FUHSD manages high schools in Fortuna.

The RDESD operates two schools in Rio Dell: Eagle Prairie Elementary with a capacity of 310 students, a current enrollment of 213 students, and an existing unused capacity of 97 students; and Monument Middle School with a capacity of 150 students, a current enrollment of 101 students, and an existing unused capacity of 49 students (Stacy Sauers, May 2019).

The FUHSD operates two schools in Fortuna: Fortuna Union High with a capacity of 1,500, a current enrollment of 857 students, and a current unused capacity of 643 students; and East High with a capacity of 100 students, a current enrollment of 60 students, and a current unused capacity of 40 students (Sara Poust, May 2019).

There are several park and recreational facilities available to City residents, including playing fields, playgrounds and tennis courts (16.1 acres) located at Eagle Prairie Elementary and Monument Middle School, a playground and ball park (3.4 acres) adjacent to the RDFPD fire hall, two small parks, including Memorial Park and Triangle Park, and two City-maintained Eel River access points at Davis Street and Edwards Drive.

Discussion/Determination

a) Adoption of the 2019 - 2027 Housing Element would not affect the RDFPD's ability to provide fire protection services and would not require new or physically altered fire stations. Although the Housing Element may remove potential obstacles to residential development, it does not include proposals for new development or changes to existing General Plan land use designations/zoning, and would not increase the quantity or location of development beyond the amount already permitted by the General Plan. Thus, any increase in service calls associated with the Element has already been considered through the General Plan process. Therefore, **no impact** would occur.

b) Adoption of the 2019 - 2027 Housing Element would not affect the RDPD's ability to provide police protection services and would not require new or physically altered police stations. Although the Housing Element may remove potential obstacles to residential development, it does not include proposals for new development or changes to existing General Plan land use designations/zoning, and would not increase the quantity or location of development beyond the amount already permitted by the General Plan. Thus, any increase in service calls associated with the Element has already been considered through the General Plan process. In addition, existing General Plan policies require that the City: adopt regulations and fees to provide for adequate public facilities (Policy LU-25); and cooperate with the RDPD to ensure that emergency services are adequate to protect existing/future residents (Policy LU-27). Therefore, **no impact** would occur.

c) Adoption of the 2019 - 2027 Housing Element would not affect the RDESD's and FUHSD's ability to provide school services and would not require new or physically altered schools. Although the Housing Element would remove potential obstacles to residential development, it does not include proposals for new development or changes to existing General Plan land use designations/zoning, and would not increase the quantity or location of development beyond the amount already permitted by the General Plan. Thus, any increase in school demand associated with the Element has already been considered through the General Plan process. In addition, one of the focuses of the proposed Housing Element's focus is on increasing the number of second units in the City, and second units are generally small and serve one and two person households rather than families with children. Finally, new residential development in the City would be required to pay the State-mandated school impact fee which would mitigate associated impacts to schools. Therefore, **no impact** would occur.

d) Adoption of the 2019 - 2027 Housing Element would not affect the City's ability to provide park and recreation service and would not require new or physically altered park and recreational facilities. Although the Housing Element would remove potential obstacles to residential development, it does not include proposals for new development or changes to existing General Plan land use designations/zoning, and would not increase the quantity or location of development beyond the amount already permitted by the General Plan. Thus, any increases in park and recreational facility and service demand associated with the Element have already been considered through the General Plan process. Therefore, **no impact** would occur.

15. RECREATION	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Park service in Rio Dell, is the responsibility of the City of Rio Dell. There are several existing parks and recreational facilities available to City residents, including playing fields, playgrounds, and tennis courts (16.1 acres) located at Eagle Prairie Elementary and Monument Middle School, a playground and ball park (3.4 acres) adjacent to the Rio Dell Fire Department hall.

Discussion/Determination

a & b) Adoption of the 2019 - 2027 Housing Element would not affect the City's ability to provide park and recreation service and would not require new or physically altered park and recreational facilities. Although the Housing Element would remove potential obstacles to residential development, it does not include proposals for new development or changes to existing General Plan land use designations/zoning, and would not increase the quantity or location of development beyond the amount already permitted by the General Plan. Thus, any increases in park and recreational facility and service demand associated with the Element have already been considered through the General Plan process. Therefore, **no impact** would occur.

16. TRANSPORTATION/TRAFFIC. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation systems, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable CMP, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

The City of Rio Dell's street system is a grid system along Wildwood Avenue in the Town Center and streets more contoured to rivers and slopes on both sides of U.S. Highway 101 (HWY 101). U.S. Highway 101 is a grade-separated four-lane freeway that intersects the City of Rio Dell. Wildwood Avenue is the main arterial for the City and intersects the Town Center. Both minor arterials (i.e. Davis Street) and collectors link Wildwood Avenue to the three highway interchanges serving the City.

Trips in and around the City are completed on a circulation system that has a hierarchal structure. The highest capacity is provided by the Caltrans-maintained highway, with lower capacities and speeds on city-maintained streets.

Rohnerville Airport, located approximately four miles to the north, is the closest airport to Rio Dell. It is a general aviation facility operated by Humboldt County, and the City of Rio Dell is not located within the airport land use compatibility zones designated around this airport by the County's Airport Land Use Compatibility Plan (ALUCP). Most commercial aviation traffic in the County is based at Arcata/Eureka Airport in McKinleyville situated well to the north.

The Redwood Transit System, a public bus system for Humboldt County, currently offers service to the City at three stops — on Rigby Ave and Center Street, on Rigby Ave and Davis Street, and at the Rio Dell City Hall on Wildwood Avenue.

Discussion/Determination

a) The proposed 2019 - 2027 Housing Element and its related action programs would not directly result in development, would not change General Plan land use designations or zoning, and would not significantly impact Rio Dell traffic. The quantity of residential units for which potential obstacles to development would be removed under the proposed Element is within the buildout totals evaluated in the EIR certified for the City's updated Land Use and Housing Elements in 2004. Furthermore, the City's Circulation Element and Municipal Code contain policies and standards to mitigate and/or avoid significant traffic impacts, including: providing capacity, safety and structural improvements to City streets based on existing travel needs; keeping congestion problems from strangling downtown; specifying minimum right-of-way and cross-section standards for City streets; and requiring dedication of rights-of-way for new streets as conditions of approval for new development. Finally, the City does not have adopted level of service standards or other significance criteria for local roadways. Therefore, the proposed

Housing Element would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, and the impact would be **less than significant**.

b) Humboldt County does not have a Congestion Management Agency (CMA) or an associated Congestion Management Program (CMP). Therefore, the proposed Housing Element would not have the potential to conflict with any such plan, and **no impact** would occur.

c) The City of Rio Dell is located four miles from the nearest airport (Rohnerville Airport) and over 30 miles from the nearest commercial airport (Arcata/Eureka Airport). The City is not located within the land use compatibility zones of either of these airports as set for in the ALUCP. Because the proposed Housing Element does not include proposals for new development, the Element would not have the potential to result in a change in air traffic patterns that could result in substantial safety risk. Therefore, **no impact** would occur.

d-e) The proposed 2019 - 2027 Housing Element would not substantially increase hazards due to a design feature or incompatible uses (e.g., farm equipment), and would not result in inadequate emergency access. It does not include proposals for new development, new roads, or changes in existing General Plan land use designations and zoning, and would not introduce new traffic, including incompatible traffic such as farm equipment, to the City's road system. It would simply help implement the City's General Plan by removing potential obstacles to residential development in areas already designated for such development. In addition, the Housing Element would reinforce adopted policies and the City's General Plan Land Use Diagram which encourage/designate higher density residential development in the existing urban core (Town Center) and as second units in City suburbs — these areas are already served by an existing grid street system developed to City standards, and generally do not include the more peripheral hilly areas of the City where narrower, more winding streets exist. Finally: (1) City design standards set forth required roadway cross-section dimensions, turning radii requirements which have been formulated to provide adequate emergency access; (2) new development projects are reviewed by the RDPD and RDFPD to ensure adequate emergency access; and (3) the Safety Element of the City General Plan includes policies requiring the provision of adequate emergency access, adequate turn-a-round areas at the end of cul-de-sacs of more than 300 feet, and adequate site distance (Policies 14-17). Therefore, **no impact** would occur.

f) The proposed 2019 - 2027 Housing Element would not conflict with policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance of such facilities. The Housing Element does not propose new development or land uses changes. Therefore, **no impact** would occur.

17. UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

significant environmental effects?				
c) Require new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

The City of Rio Dell water system serves approximately 1,450 customers and consists of a network of water mains, valves and storage tanks that deliver treated water from the plant located at 475 Hilltop Drive to water customers. The city currently produces approximately 90 million gallons of drinking water per year. Average daily use is estimated at 0.267 million gallons per day (MGD), while peak daily use is estimated at approximately 0.474 MGD. System maintenance and improvements by the city are focused on enhancing the reliability of water service to the community and are not intended to increase plant capacity.

The City's water supply needs were originally met by individual wells and springs serving clusters of homes and a private water company that served the broader community. Much of the current water system was developed around World War II and later. Eventually, the city developed a well system which was supplied from three wells located north of the city across the Eel River. The production from the city's well system began declining significantly in 2000, with high levels of manganese in the water produced by the wells. Attempts to rehabilitate or create new wells at this location were unsuccessful at the time. In response, the City of Rio Dell developed a water intake on the South Fork of the Eel River. The completion of this project lifted a water emergency declaration within the city that had been in place for over five years. The city reports that this project also dramatically improved the quality of water delivered to residents. Raw (untreated) water is pumped from infiltration galleries under the Eel River to the treatment plant. The production capacity of the gallery is tied to water levels within the river, such that in the winter the pumps can deliver around 700 gallons per minute (GPM), but in the summer production falls to about 550 GPM (0.792 MGD).

In 2014, ongoing drought and record low flows in the Eel River spurred the development of a backup water supply for the city. The Metropolitan Wells project was conceived and work began to rehabilitate two wells on the old well site. The third well remains intact for future expansion if needed. The project included new pumps, piping, groundwater treatment, and connection to the

existing distribution system. The well site was designed to pump, treat and convey clean drinking water, as well as monitor groundwater adjacent to the site via three groundwater monitoring wells installed by the project. This project was completed in the spring of 2018 and will provide improved drinking water quality and reliability for Rio Dell during emergencies and droughts.

Water is pumped to treatment for filtration and disinfection before entering the city's distribution system. The distribution system includes almost 26 miles of pipes running beneath the city streets, in addition to valves, fire hydrants, and water meters. The City of Rio Dell's water transmission and distribution system originated from the consolidation of private systems and construction of new sections over time. The resulting system serves incremental new developments rather than serving the city as a whole.

Like most municipal water providers, aging lines is an ongoing challenge for the City of Rio Dell. According to the City's Water System Capital Improvement Plan, there remains considerable steel piping in deteriorating condition within the system that is smaller than 4 inches in diameter and is inadequate to provide fire protection if needed. Particularly, the distribution system in Dinsmore on Monument Road is in poor condition and needs replacement. Additionally, cleanout and blow off assemblies need to be added to keep the piping network clean. Valves and hydrants that do not operate properly need to be replaced. The city has noted that they are working on obtaining grants through Proposition 1 to rehabilitate and replace their aged water lines.

The City of Rio Dell operates a booster pump station at the Douglas Tank site which boosts pressure from the city's primary pressure zone to a second pressure zone on the Dinsmore Plateau. In total these two pressure zones are served by four tanks ranging in size from 100,000 gallons to 500,000 gallons for a total combined storage capacity of 1.1 million gallons. The Painter Street Tank is a 250,000-gallon welded steel water tank that supplies the main pressure zone. The Douglas Tank site has a 500,000-gallon bolted steel tank and an existing 250,000-gallon redwood tank that's used for backwashing the infiltration gallery. It can be used as an emergency source. The Dinsmore Tank, a 100,000-gallon bolted steel water tank installed in 2007, supplies a smaller pressure zone and is filled from the Douglas Tank. The city has noted that they are working on obtaining grants through Proposition 1 to rehabilitate and replace their water storage systems.

In December 2015, the City of Rio Dell adopted new/increased water rates in compliance with Proposition 218 (Resolution No. 1281-2015). The rate increase corrected an ongoing deficit within the water fund and restored required reserve levels over a five-year period. Prior to this correction, it was estimated that the Water Fund would enter a negative balance by 2018. The funds for these corrected rates provide water service that includes operating costs, capital costs, and debt service payments. The customer's water bill is calculated using a monthly base rate and an additional unit charge based on the amount of water used. Water meters are read at the end of each month and utility bills are generated and due at the beginning of each month. The city's water service rates are summarized below. Based on these rates, approximately 75% of the revenue collected is attributable to the fixed monthly charge, and 25% of the revenue collected is based on volumetric use or the amount of water consumption. All volumetric charges are assigned a fixed dollar amount based on Equivalent Service Units (ESU) of water (748 gallons equals one unit). Water service outside of city limits is charged at a higher rate than service within the city. This includes about 29 water customers who are charged an additional "Dinsmore Zone" surcharge in addition to the regular rate. This has allowed the city to separate water system rates by pressure zone.

Water Service Rates	
Rates	Per meter/per month
Water Connection Fee	\$2,500.00
Meter Installation Fee	\$200.00 or actual cost
Residential Base Rate (Within and Outside City Limits)	\$47.57 (2018) \$48.50 (2019) \$49.48 (2020)
Dinsmore Zone Surcharge (Outside City Limits)	\$65.00
Cost per Unit of Water Used (Equivalent Service Unit = 748 gallons)	\$3.10/ESU (2018) \$3.17/ESU

Recent projects conducted by the City to address improvements to the water collection, storage, and distribution system, along with updated water rates, have set the course towards a sustainable future water system. Rio Dell has a Water System Asset Management Plan and Capital Improvement Plan that serves to identify current and future needs for the replacement of water system components for the City of Rio Dell. This allows for proactive maintenance of the water system that is critical for providing safe and reliable access to drinking water and protecting public health. Efforts to address source capacity has also increased water supply reliability during emergencies and droughts for Rio Dell and has also increased the city's capacity to serve existing and future development.

Wastewater: The City of Rio Dell provides wastewater collection, treatment, and disposal to approximately 1,448 connections, and consists of a network of wastewater collection pipes, manholes, cleanouts, and pumps that convey wastewater to the treatment plant located at 475 Hilltop Drive. The City's wastewater treatment plant is regulated by the Northcoast Regional Water Quality Control Board (RWQCB) under a National Pollutant Discharge Elimination System (NPDES) waste discharge Order # R1-2017-0007. The city employs three full-time and one half-time wastewater treatment plant (WWTP) operators.

In 2013 the city completed a major WWTP upgrade which replaced the old conventional wastewater plant with the newly activated sludge process to address nutrient removal. The project also included construction of the flood irrigation field located in the Metropolitan area. Raw sewage from the south and north mainlines enter the treatment facility and receive primary treatment and then on to an aerated activated sludge process. The design flow of the treatment plant is 2 MGD with an average daily flow of 0.25 MGD.

The sewage sludge is separated from the liquid. "Sewage sludge" refers to the solids separated during the treatment of municipal wastewater. The left over liquid is chlorinated to ensure elimination of biological contaminants, and then it is dechlorinated to prepare it for discharge either into the Eel River (October-May) or the flood irrigation fields (May- October). The separated sludge is transferred to the digestors and then dried onsite producing Class A biosolids that the city is able to give away to residents as a soil amendment.

The City has identified several wastewater facility improvement projects and continues to seek grant funding. The first is to address the collection system's high inflow and infiltration (I/I). Surface stormwater and seasonally high groundwater is a significant contributor to I/I in Rio Dell. Poor drainage in areas of the City causes ponding and flooding leading to I/I. The City has been working to identify areas of the city where stormwater ponding and flooding has been historically problematic and is near wastewater pipes and therefore directly contributing to I/I. The City reports they are actively seeking grant funding to complete a comprehensive Sanitary Sewer Evaluation Study (SSES).

In 2014, the City established new wastewater service rates and charges for residential, commercial and institutional customers. The wastewater rates include a fixed minimum charge in addition to volume rates based on winter water consumption. Water consumption is measured in units of 100 cubic feet or 748 gallons. Sewer rates are adjusted annually for inflation on July 1st using a CPI rate adjustment. See the Table below.

Wastewater Service Rates for FY 2017-18	
Rates	Per meter/per month
Sewer Connection Fee	\$5,220.00
Fixed Charge	\$50.68
New Customer	\$72.88
Low Flow	\$3.55/ESU
Domestic Flow	\$4.44/ESU
Medium Flow	\$6.66/ESU
High Flow	\$7.76/ESU

Stormwater: The City of Rio Dell operates and maintains a stormwater drainage system. Several perennial and ephemeral streams that historically meandered from small watersheds west of the City in route to the Eel River have been re-aligned or conveyed in part through underground pipes to allow for urban development.

The City receives significant amounts of rainfall each year, averaging approximately 48 inches. The statistically predicted 100-year rainfall is just over 80 inches per year. This rainfall is conveyed through the city to the Eel River by a drainage system that contains four primary components: (1) underground drainage conduits composed of high density polyethylene, reinforced concrete pipe or corrugated metal pipe (457 total); (2) artificial open drainage ditches characterized by open lined and unlined channels (122 total); (3) drainage inlets characterized as a collection point at which surface flow is concentrated to, and conveyed into, underground drainage conduits (336 total); and (4) storm drain manholes (3 total).

The City is in the process of a drainage project for repairs and upgrades to severely degraded or inoperable portions of the stormwater system in various locations in the city, including culvert replacement and repair, completed in 2018. The City reports that future projects are planned, but still in need of financing.

Solid Waste: The City of Rio Dell generated a total of 1,806 tons of solid waste in 2018 (Recology Eel River). Household waste accounted for approximately 80% of this total (1,400 tons), while business waste accounts for about 20% (406 tons) (Personal Communication Karen Smith, Recology May 2019.). This waste is collected and disposed of by Recology Eel River (RER) under a franchise agreement with the City. In addition to weekly garbage pick-up, the City has contracted with RER to provide bi-weekly curbside recycling and green waste pick-up in an effort to reduce the City waste stream. The City also promotes composting to reduce its waste stream through the selling of compost bins residents and businesses at subsidized rates. Municipal and recycling waste are each collected in the City and transported to ERD's transfer facility in Fortuna.

The municipal waste is then transported to either the Anderson Landfill in Shasta County, Potrero Hills Landfill in Solano county or the Dry Creek Landfill near Medford Oregon. The recycling waste is sorted and then sold to a variety of users. Green waste is transported to the Fairhaven cogeneration plant where it is used as fuel to generate electricity (Ibid.) or to Wes Green Landscape materials where it is composted.

The City has implemented a solid waste recycling and waste diversion program in accordance with the State Integrated Waste Management Act (AB 939) which requires cities to reduce their solid waste streams by incremental targets leading to a 70% reduction by 2015. The City and RER has been implementing the recycling, green waste and composting programs described above in an effort to comply with AB 939.

Discussion/Determination

a) Adoption of the proposed Housing Element would not exceed the wastewater treatment requirements of the RWQCB. This is because: (1) the proposed Element does not include proposals for new development, and thus would not generate wastewater; and (2) the number of residential units for which obstacles to development would be removed under the Element has already been planned for by the City's General Plan. Therefore, **no impact** would occur.

b,e) The proposed Housing Element would not require or result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities, the construction of which could cause significant environment effects. This is because: (1) the Housing Element does not include proposals for new development, and thus would not generate a demand for water or wastewater treatment/disposal; (2) the City has made significant improvements to its wastewater treatment plant and water facilities, including the infiltration gallery and the Metropolitan Wells project; and (3) for the most part, infill development is expected where water and sewer lines already exist.

In addition, the City's existing General Plan has policies to minimize impacts to the City's water and wastewater systems and ensure that adequate capacity is provided in these systems to serve this development, including requiring the City to: adopt regulations to meet City infrastructure needs through exactions, dedications and impact fees (Policy LU-25); require new development to connect to the City's water and wastewater systems (Policy LU-30); and periodically evaluate water and wastewater system needs and plan for required upgrades (Policies LU-32 and -33).

Also, the proposed Housing Element includes policies and action plan items directed towards minimizing the demand for water and wastewater infrastructure, including: encouraging new residential development in areas already served by water and wastewater infrastructure; and requiring the City to pursue Federal and State funding for water and wastewater system

improvements. Based on the above, **no impact** would occur.

c) The proposed Housing Element by itself would not require the construction or expansion of stormwater drainage facilities, the construction of which could cause significant environmental effects. This is because of the reasons stated under Response 16b above which also apply to stormwater drainage facilities. Therefore, **no impact** would occur.

d) No new or expanded water entitlements would be needed as a result of adoption of the proposed Housing Element. This is because: (1) the Element does not proposed new development which would increase water demand in the City; (2) the Element does not propose changes to existing land use designations or zoning which would increase the development potential and thus increase future water demand in the City; (3) water demand impacts associated with new development permitted under the City's Land Use Diagram have already been evaluated and mitigated, where required, in the EIR certified for the 2015 General Plan; and (4) the City's existing water demand is less than one-third of its existing water right. In addition, the City's General Plan has policies to minimize impacts to the City's water and wastewater systems and ensure that adequate capacity is provided in these systems to serve this development, including requiring the City to: adopt regulations to meet City infrastructure needs through exactions, dedications and impact fees (Policy LU-25); require new development to connect to the City's storm drain system (Policy LU-30); and periodically evaluate stormwater drainage system needs and plan for required upgrades (Policies LU-32 and 33. Based on the above, **no impact** would occur.

f,g) Adoption of the proposed Housing Element would have no impact on solid waste disposal needs, and would not result in violations of federal, state and local statutes and regulations related to solid waste. This is because: (1) the Element does not proposed new development which would increase solid waste generation in the City; (2) the Element does not propose changes to existing land use designations or zoning which would increase the development potential and thus increase future solid waste generation in the City; and (3) solid waste impacts associated with new development permitted under the City's Land Use Diagram have already been evaluated and mitigated, where required, in the EIR certified for the 2015 General Plan. The City's General Plan has policies to minimize solid waste generation and maximize recycling as required by AB 939, including: requiring the City to explore additional techniques for reducing solid waste and complying with AB 939 waste diversion goals (Policy LU-31); require recycling and waste diversion under its solid waste recycling and waste diversion program . Based on the above, **no impact** would occur.

18. MANDATORY FINDINGS OF SIGNIFICANCE:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish/wildlife, cause fish/wildlife population to drop below self-sustaining levels, threaten to eliminate plant/animal community, reduce the number/range of a rare/endangered species, or eliminate important examples of major periods of CA history/prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial direct/indirect adverse effects on human beings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Certain mandatory findings of significance must be made to comply with CEQA Guidelines Section 15065. The element has been analyzed, and it has been determined that it would not:

- Substantially degrade environmental quality;
- Substantially reduce fish or wildlife habitat;
- Cause a fish or wildlife population to fall below self-sustaining levels;
- Threaten to eliminate a plant or animal community;
- Reduce the numbers or range of a rare, threatened, or endangered species;
- Eliminate important examples of the major periods of California history or pre-history;
- Achieve short term goals to the disadvantage of long term goals;
- Have environmental effects that will directly or indirectly cause substantial adverse effects on human beings; or
- Have possible environmental effects that are individually limited but cumulatively considerable when viewed in connection with past, current, and reasonably anticipated future projects.

a) The Element is not located in an area where the degradation of biological communities would occur.

b) Many of the items reviewed as part of this initial study would result in No Impact. Many other topics were considered to have less than significant impacts and where appropriate, findings

were made with reference to the Rio Dell General Plan.

c) The project is not expected to have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. The Element has been designed to be consistent with General Plan policies, and measures to reduce project related impacts to the environment have been incorporated into the project design wherever possible to ensure compliance.

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Rio Dell Housing Element Glossary

Above moderate income households. Households that make more than 120% of the median household income (Section 65915 California Government Code (CGC)).

Accessory Dwelling Unit. An attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the single family dwelling is situated. An accessory dwelling unit also includes the following:

1. An efficiency unit, as defined by Section 17958.1 of the Health and Safety Code.
2. A manufactured home, as defined in Section 18007 of the Health and Safety Code.

Accessory Structure. A structure that is physically attached or detached from, secondary and incidental as measured by mass, size or location to, and commonly associated with a primary structure on the same site.

Accessory Use. A use customarily incidental to, related and clearly subordinate to a primary use on the same parcel, which does not alter the primary use.

Affordable. This term is used in two ways. When referring to homes "affordable" to lower income households, it means that the household is paying no more than 35% of their income on housing costs, including utilities. When referring more generally to housing of any income group, "affordable" means housing that costs less to construct.

Affordable Unit. A dwelling unit that is required to be rented at affordable rents or purchased at an affordable sales price to specified households.

Annual Household Income. The combined gross income for all adult persons living in a dwelling unit as calculated for the purpose of the Section 8 program under the United States Housing Act of 1937, as amended, or its successor, or other income limits that may be required by a public funding agency.

Annex. To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal '8 (new construction, substantial rehabilitation, and loan management set-asides), Federal 's 213, 236, and 202, Federal '221(d)(3) (below-market interest rate program), Federal '101 (rent supplement assistance), CDBG, FmHA'515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Buildable Area. The portion of a site that can actually be built upon and which is outside of identified site constraints.

Buildout; Build-out. Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations

California Building Code. The California Building Code is administered by the California Building Standards Commission- a state governmental agency. The Code, available online, details building and construction standards and regulations.

California Environmental Quality Act (CEQA). State law (California Public Resources Code Sections 21000 et seq.) requiring public agencies to document and consider the environmental effects of a proposed action, prior to allowing the action to occur.

Clustered Development. Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money for housing rehabilitation and community development, including public facilities and economic development.

Condominium. As defined by Civil Code Section 915, a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map or parcel map.

Consistency, Consistent With. Free from significant variation or contradiction. The various diagrams, text, goals, policies, and programs in the general plan must be consistent with each other, not contradictory or preferential. The term "consistent with" is used interchangeably with "conformity with." The courts have held that the phrase "consistent with" means "agreement with; harmonious with." The term "conformity" means in harmony therewith or agreeable to (Sec 58 Ops.Cal.Atty.Gen. 21, 25 [1975]). California State law also requires that a general plan be internally consistent and also requires consistency between a general plan and implementation measures such as the zoning ordinance. As a general rule, an action program or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment.

Construction Costs. The estimated cost per square foot of construction, as established by the Building Official for use in setting regulatory fees and Building Permits, multiplied by the total square footage, to be constructed, except for any floor area devoted to a garage.

County. The County of Humboldt, State of California.

Day Care, Adult Day Care. Facilities that provide non-medical care and supervision of individuals for periods of less than 24 hours. These facilities include Adult Day Care facilities, and are required to be licensed by the California State Department of Social Services.

Dedication. The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county.

Dedication, In Lieu Of. Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Defensible Space. (1) In fire-fighting and prevention, a 30-foot area of non-combustible surfaces separating urban and wildland areas. (2) In urban areas, open spaces, entry points, and pathways configured to provide maximum opportunities to rightful users and/or residents to defend themselves against intruders and criminal activity.

Density Bonus. As defined by Government Code Section 65915 et seq., an increase over the maximum density otherwise allowed by the applicable zoning district, that is granted to the owner/developer of a housing project who agrees to construct a senior housing project or a prescribed percentage of dwelling units that are affordable to households of very low; low; and/or moderate income.

Design Review; Design Control. The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Discretionary Decision. As used in CEQA, an action taken by a governmental agency that calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.

Discretionary Permit. A City land use review and entitlement process where the review authority exercises discretion in deciding to approve or disapprove the permit. Includes Minor Use Permits, Use Permits, Variances, Design Review Approval, Planned Development Permits, and Subdivision Maps.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other. See also "Multi-Family Housing" and "Second Units".

Dwelling Unit. A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Emergency Shelter. A facility that provides immediate and short-term housing and supplemental services for the homeless. Supplemental services may include food, counseling, and access to other social programs.

Extremely low income households. Households that make 30% or less of the median household income (Section 65915 CGC).

Fair share regional housing need. The projected housing needs for the unincorporated areas described in the most recent Regional Housing Needs Allocation.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Family Residential Occupancy (FRO). FRO are housing units that provide affordable housing to families. FRO units are larger in size and typically include a bedroom and living area. A motel conversion may include a mix of SRO and FRO units. Motel rooms may also be converted into FRO by merging two or three units to accommodate single-parent or other small families (See Single Room Occupancy).

Floor Area Ratio (FAR). The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 sq. ft. of floor area; an FAR of 2.0 would allow 20,000 sq. ft.; and an FAR of 0.5 would allow only 5,000 sq. ft. FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR for an entire land use or zoning district.

Footprint; Building Footprint. The outline of a building at all of those points where it meets the ground.

General Plan. The City of Rio Dell General Plan, including all its elements and all amendments thereto, as adopted by the City Council in compliance with Government Code Section 65300 et seq., and referred to in the Land Use Code as the General Plan. The General Plan serves as the constitution of a community; the General Plan expresses the goals, policies, and direction to provide the basis for rational decisions regarding the long-term development of a community.

Household. All those persons-related or unrelated, who occupy a single housing unit.

Households, Number of. The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing Unit. A house, apartment, mobilehome or trailer, group of rooms, or single room occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building or through a common hall.

Infill Development. Development, redevelopment or reuse of land that is either underutilized, brownfield or vacant, but substantially surrounded by existing urban development. In all instances, infill development occurs on sites that already have sufficient City services immediately available. Infill development may include new residential units on upper floors of commercial structures, development of second units on residential lots, and new or expansion of existing residential and commercial structures and uses consistent with the provisions of the applicable land use and zoning designations.

Low Income Household. A household with an annual income usually no greater, than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Land Use. The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City zoning ordinance and General Plan land use designations.

Land Use Permit. Authority granted by the City to use a specified site for a particular purpose. "Land Use Permit" includes Use Permits, Minor Use Permits, Variances, Planned Development Permits, etc.

Live/Work Unit. An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: Complete kitchen space and sanitary facilities in compliance with the Building Code; and Working space reserved for and regularly used by one or more occupants of the unit.

Local Agency Formation Commission (LAFCO). A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals. The LAFCO members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCOs include two representatives of special districts.

Lodging.

Bed and Breakfast Inn (B&B). A residential structure with one or more bedrooms rented for overnight lodging, where meals may be provided subject to applicable Environmental Health Department regulations.

Campground. A site used or intended for use for temporary occupancy by persons traveling by automobile or otherwise, which may include individual campsites, but where utility hookups for recreational vehicles are not provided.

Hostel. The provision of overnight lodging in dormitories or shared rooms, with shared bathroom facilities.

Hotel or Motel. A facility with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. Hotels typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

Recreational Vehicle (RV) Park. A site where one or more lots are used, or are intended to be used, by persons with recreational vehicles or tents. Recreational vehicle parks may include public restrooms, water, sewer, and electric hookups to each lot and are intended as a higher density, more intensively developed use than campgrounds. May include accessory retail uses where they are clearly incidental and intended to serve RV park patrons only.

Vacation Rental. Rental of primary residences and secondary units on a seasonal or short term basis.

Lot or Parcel. A recorded lot or parcel of real property under single ownership, lawfully created

as required by applicable Subdivision Map Act and City ordinance requirements, including this Land Use Code.

Lot Frontage. The boundary of a lot adjacent to a public street right-of-way.

Lot Line or Property Line. Any recorded boundary of a lot.

Low income households. Households that make between 51% -80% of the median household income (Section 65915 CGC).

Lower income households. Households that make 80% or less of the median household income.

Manufactured Home, or Mobile Home. A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park and not including recreational vehicle, commercial coach or factory-built housing. A mobile home on a permanent foundation is included under the definition of "Single-Family Dwellings."

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See Mobile Home)

Market Rate. Not restricted to an affordable housing price or affordable rent.

Mixed-Use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home Park. Any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes. May include a common storage area for recreational vehicles owned by residents only.

Moderate Income Household. Households that make between 81% and 120% of the median household income (Section 65915 CGC), adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Modular Unit. A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, educational, or industrial use. Differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California housing law design standards. California standards are more restrictive

than federal standards in some respects (e.g., plumbing and energy conservation). Also called Factory-built Housing and regulated by State law of that title. (See "Mobile Home" and "Manufactured Housing.")

Multi-Family Housing. A dwelling unit that is part of a structure containing two or more dwelling units excluding second units. Multi-family dwellings include: duplexes, triplexes, fourplexes (buildings under one ownership with two, three or four dwelling units, respectively, in the same structure); apartments (five or more units under one ownership in a single building); and permanent supportive housing and single room occupancy housing where people live as independently as possible with the assistance of social services tailored to each person's needs.

National Environmental Policy Act (NEPA). An act passed in 1974 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements.

Negative Declaration. A statement describing the reasoning that a proposed action will not have a significant adverse effect on the environment, in compliance with the California Environmental Quality Act (CEQA).

Nonconforming Parcel. A parcel that was legally created prior to the adoption of this Land Use Code or amendment, but does not comply with the current area, width, depth, or other applicable requirements of this Land Use Code.

Nonconforming Structure. A structure that was legally constructed prior to the adoption or amendment of this Land Use Code, but does not comply with the current setback, height limit, and/or other applicable requirements of this Land Use Code.

Nonconforming Use. A use of land and/or a structure (either conforming or nonconforming) that was legally established and maintained prior to the adoption of this Land Use Code or amendment, but does not conform to the current Land Use Code requirements for allowable land uses within the applicable zoning district.

Occupancy. All or a portion of a structure occupied by one tenant.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Owner. The person, persons, partnership, joint venture, association, corporation, or public or private entity having sufficient proprietary interest in real property to commence, maintain, and operate a residential project.

Overcrowding. A condition caused by insufficient living space. A housing unit is defined as overcrowded when there is more than 1.01 person per room.

Overlay. A land use designation on the General Plan Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner.

Planned Development (PD). Development of land as a single unit by taking advantage of modern site planning techniques to result in a more efficient use of land and a better living environment than is otherwise possible through strict application of development standards.

Planned developments allow for exceptions and deviations from standard zoning requirements in exchange for creative design and added amenities.

Planning Permit. Authority granted by the City to use a specified site for a particular purpose. "Planning Permit" includes Use Permits, Minor Use Permits, Variances, Planned Development Permits, Emergency Permits, etc.

Policy. A group of related actions or means that will be employed to achieve objectives.

Primary Use. The main purpose for which a site is developed and occupied, including the activities that are conducted on the site a majority of the hours during which activities occur.

Primary Zoning District. The zoning district applied to a site by the Zoning Map, to which an overlay zoning district may also be applied.

Prime Agricultural Land. Means any of the following, in compliance with Williamson Act Section 51201:

3. All land that qualifies for rating as Class I or Class II in the Soil Conservation Service land capability classifications.
4. Land that qualifies for a rating of 60 through 100 in the Stone Index Rating.
5. Land that supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.
6. Land planted with fruit- or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than \$200 per acre.
5. Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than \$200 per acre for three of the previous five years.

Prime Farmland. Land which has the best combination of physical and chemical characteristics for the production of crops. Prime Farmland must have been used for the production of irrigated crops within the last three years. Prime Farmland does not include publicly-owned lands for which there is an adopted policy preventing agricultural use.

Property Line. The recorded boundary of a parcel of land.

Proposed Project. A proposed new structure, new addition to an existing structure, or area of other new site development; these do not include the alteration of any portion of an existing structure other than an addition.

Recreational Vehicle (RV). A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, originally designed for human habitation for recreational, emergency, or other occupancy, which:

1. Contains less than 320 square feet of internal living room area, excluding built-in

equipment, including wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms; and

2. Contains 400 square feet or less of gross area measured at maximum horizontal projections; and
3. Is built on a single chassis; and
4. Is either self-propelled, truck-mounted, or permanently towable on the highways without a towing permit.

Residential Care Facility. A single dwelling unit or multiple-unit facility licensed or supervised by a Federal, State, or local health/welfare agency that provides 24-hour non-medical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment.

Residential Care Facility for the Elderly (RCFE). A housing arrangement chosen voluntarily by the residents, or the residents' guardians, conservators or other responsible persons; where 75 percent of the residents are at least 62 years of age, or, if younger, have needs compatible with other residents; and where varying levels of care and supervision are provided, as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal (definition from California Code of Regulations Title 22, Division 6, Chapter 6, Residential Care Facilities for the Elderly). RCFE projects may include basic services and community space. RCFE projects include assisted living facilities (board and care homes), congregate housing, independent living centers/senior apartments, and life care facilities as defined below.

Assisted Living Facility. A residential building or buildings that also provide housing, personal and health care, as permitted by the Department of Social Services, designed to respond to the daily, individual needs of the residents. Assisted Living Facilities may include kitchenettes (small refrigerator, sink and/or microwave oven) within individual rooms. Assisted Living Facilities are required to be licensed by the California Department of Social Services, and do not include skilled nursing services.

Independent Living Center/Senior Apartment. Independent living centers and senior apartments and are multi-family residential projects reserved for senior citizens, where common facilities may be provided (for example, recreation areas), but where each dwelling unit has individual living, sleeping, bathing, and kitchen facilities.

Life Care Facility. Sometimes called Continuing Care Retirement Communities, or Senior Continuum of Care Complex, these facilities provide a wide range of care and supervision, and also provide health care (skilled nursing) so that residents can receive medical care without leaving the facility. Residents can expect to remain, even if they become physically incapacitated later in life. Life Care Facilities require multiple licensing from the State Department of Social Services, the State Department of Health Services, and the State Department of Insurance.

Rezoning. An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Ridgeline. A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.

Right-of-Way. A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roads, railroads, and utility lines.

Rooming or Boarding House. A dwelling or part of a dwelling where lodging is furnished for compensation to five or more persons living independently from each other. Meals may also be included. Does not include fraternities, sororities, convents, or monasteries, which are separately defined under "Organizational House."

Second Unit. A second permanent dwelling that is accessory to a primary dwelling on the same site. A second unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking, and if attached to the primary dwelling, is provided exterior access separate from the primary dwelling.

Senior Housing. Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Septic System. A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available.

Setback. The distance by which a structure, parking area or other development feature must be separated from a lot line, Environmentally Sensitive Habitat Area (ESHA), other structure or development feature, or street centerline.

Single-Family Dwelling. A building designed for and/or occupied exclusively by one family. Also includes factory-built, modular housing units, constructed in compliance with the California Building Code, and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundation systems.

Single Room Occupancy (SRO). Housing units that are comparable in size to small efficiency apartments, or extended stay hotel/motel rooms. Units are typically 200-400 square feet with kitchen facilities, and a full bathroom. SROs offer basic, safe housing to the working poor, homeless, seniors, and students (i.e. households with extremely low, and very low incomes).

Site. A parcel or adjoining parcels under single ownership or single control, considered a unit for the purposes of development or other use.

Site Coverage. The percentage of total site area occupied by structures, parking, pavement and driveways. Structure or building coverage includes the primary structure, all accessory structures (e.g., carports, garages, patio covers, storage sheds, trash dumpster enclosures, etc.) and any covered feature. Structure/building coverage is measured from exterior wall to exterior wall. Planted parking strips and pervious pavers are not counted as site coverage.

Solar Access. Building orientation such that the south sloped roof and wall down to ground

level of the principal building on the lot, shall not be shaded more than 10 percent between the hours of 10 a.m. and 2 p.m. at any time throughout the year.

Solar Easement. The right of receiving sunlight across the real property of another for any solar energy system.

Sphere of Influence. The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCO) of the County.

Supportive housing. This housing no limit on the length of stay, is occupied by a target population, and is linked to on-site or off-site services that assist the supportive housing resident in retaining housing, improving his/her health status, and maximizing his/her ability to live, and when possible, work in the community.

Sustainable Development. Development that maintains or enhances economic opportunity and community wellbeing while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.

Telecommuting. An arrangement in which a worker is at home or in a location other than the primary place of work, and communicates with the workplace and conducts work via wireless or telephone lines, using modems, fax machines, or other electronic devices in conjunction with computers.

Telecommunications Facility. Public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections.

Temporary Structure. A structure without any foundation or footings, and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

Temporary Use. A use of land that is designed, operated and occupies a site for a limited time, typically less than 12 months.

Tourism. The business of providing services for persons traveling for pleasure, tourism contributes to the vitality of the community by providing revenue to local business. Tourism can be measured through changes in the transient occupancy tax, or restaurant sales.

Townhouse; Townhome. A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls.

Transitional Housing. Shelter provided to the homeless for an extended period, often as long as 24 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of stable income and permanent housing.

Undevelopable. Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the City or County are designated as "undevelopable" by the City or County.

Very low income households. Households that make between 31% -50% of the median household. A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

View Corridor. The line of sight-identified as to height, width, and distance-of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building, etc.); the route that directs the viewer's attention.

Viewshed. The area within view from a defined observation point.

Williamson Act. The term "Williamson Act" means California Government Code Section 51200 et seq., as they may be amended from time to time. Known formally as the California Land Conservation Act of 1965, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a ten-year contract between the City or County and an owner of land whereby the land is taxed on the basis of its agricultural use rather than its market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.

Zoning. The division of a city or county by legislative regulations into areas, or zones, that specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Zoning District. Any of the residential, commercial, public, or overlay districts established by Article 2 (Zoning Districts and Allowable Land Uses), within which certain land uses are allowed or prohibited, and certain site planning and development standards are established (e.g., setbacks, height limits, site coverage requirements, etc.). A portion of the territory of a city or county within which uniform zoning regulations and requirements apply; a zone.

Zoning Map. Government Code Section 65851 permits a legislative body to divide a county, a city, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or

